

CITY OF EMERYVILLE



MEMORANDUM

DATE: January 1, 2009
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building
SUBJECT: Progress Report – December 2008

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their December meetings:

December 2, 2008:

- *Alternative Transportation Study.* The Redevelopment Agency and City Council considered an amendment to Nelson\Nygaard’s contract, and continued the item with direction to staff to come back in January with a status report on the project, and a reduced budget with fewer community meetings.
- *South Bayfront Pedestrian-Bicycle Bridge.* The Agency approved a contract amendment with Biggs Cardosa and increased the budget for bridge construction to allow the preferred design to move forward.
- *Fourplex at 40th and Adeline.* The Agency approved an Exclusive Right to Negotiate with Housing Consortium of the East Bay to renovate the fourplex at 40th and Adeline Streets, which was relocated from 41st Street as part of the Oak Walk project, for developmentally disabled adults. This will require an amendment to the Use Permit and Design Review previously granted by the Planning Commission because of the elimination of parking.
- *Bakery Lofts IV.* The City Council set December 16 as the date for the public hearing on the appeal of the Planning Commission’s denial of a request to modify the conditions of approval to eliminate the requirement for undergrounding existing utility wires on Adeline Street between 46th and 53rd Streets.
- *Newsrack Ordinance.* The City Council passed an ordinance to regulate the design and placement of newsracks and to create a permitting process for them. In the future, recommendations for standardized City newsracks will be developed and presented to the Council. A consultant has been hired to help the City select a standard rack. The ordinance was introduced on November 18, and will take effect January 1.

- *Appeal Fees.* The Council passed a resolution to reduce the fee for appeals to the Planning Commission from \$206 to \$100 and for appeals to the City Council from \$412 to \$200.
- *Grade Separations.* The Council considered staff’s feasibility study for an overpass across the railroad tracks at 67th Street in place of the current grade crossings at 65th, 66th, and 67th Streets. This was in response to direction from the City Council at their study session on “Railroad Quiet Zones” on July 15. The Council directed that, in light of the great expense, any further consideration of an overpass be deferred until a later time.
- *Mobile Service Businesses.* The Council directed staff to develop an amendment to the Municipal Code to allow mobile businesses, such as car wash services.
- *Emeryville Taiko.* The Council considered a request from Emeryville Taiko members for assistance with issues regarding their building at 1455 64th Street. The Planning Commission had granted a use permit in 2005, but the applicant was unable to afford the required building upgrades (seismic, fire safety, disabled access, and tenant improvements). When staff discovered that they had been illegally occupying the building despite repeated warnings and an assurance in writing that they would not do so, the Building Division “yellow tagged” it, meaning that it was posted for no occupancy other than storage and administrative uses. The Council was sympathetic but had no immediate solution to the problem. Staff was directed to work with Taiko to try to develop a solution, and report back at a future date.

December 16, 2008:

- *General Plan Update.* The City Council approved an amendment to Dyett and Bhatia’s contract for \$83,450 to cover expanded services related to completion of the update of the General Plan and Zoning Ordinance.
- *Bakery Lofts Appeal.* The Council granted an appeal of the Planning Commission’s denial of a request to eliminate a condition of approval requiring undergrounding of existing utilities along Adeline Street between 46th and 53rd Streets, and directed staff to bring back an appropriate resolution at the next meeting on January 20.
- *Parking Policy Management and Implementation Plan.* The Council heard a presentation by WSA and directed that a study session be held at a future meeting to consider the recommendations.
- *I-80 Pedestrian-Bicycle Crossing.* The City Council heard a presentation on the status of the project and voted to select the 65th Street alignment (in lieu of Powell Street) for the bridge location.

- **Planning Commission.** The Planning Commission considered the following items at its December 11 meeting:
 - *MacArthur San Pablo Mixed Use Project.* This was a request for a one-year extension of a use permit and design review for a 5-story condominium building with 84 residential units, 10 work-live units and 5,650 square feet of ground level retail space on an approximately 47,000 square foot site on San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. The project was originally approved by the City Council on December 4, 2007, and it was determined that the Council must grant the extension request. Therefore, this item was removed from the Planning Commission agenda and is tentatively scheduled to be considered by the City Council on January 20.
 - *San Pablo Townhouses.* The Commission granted a request for a second one-year extension of a use permit and design review for 29 new townhouses on an approximately 40,500 square foot lot at the northeast corner of San Pablo Avenue and 45th Street. The Commission had originally approved the project on December 14, 2006.
 - *Ocean Lofts, 1258 Ocean Avenue.* This was a request for a one-year extension of a use permit, design review, and setback variance for two detached approximately 1,700 square foot single family units. The project was originally approved by the City Council on April 17, 2007, and it was determined that the Council must grant the extension request. Therefore, this item was removed from the Planning Commission agenda and is tentatively scheduled to be considered by the City Council on January 20.
 - *Christie Avenue Furniture Store.* The Commission, with one recusal, unanimously approved a conditional use permit to allow a retail use (consignment furniture store) in an existing building that was formerly used as an office at 6101 Christie Avenue.
 - *Pixar Headquarters Expansion Phase II.* With minor modifications to the conditions of approval, the Commission voted unanimously to recommend City Council approval of a Final Development Plan (FDP) for an approximately 155,000 square foot building sited at the southwestern corner of the property located at 1200 Park Avenue, at Park Avenue and Hollis Street. The FDP is scheduled to be considered by the Council on January 20.
 - *39th and Adeline Mixed Use Project.* With minor modifications to the conditions of approval, the Commission voted unanimously, with one recusal, to certify the Environmental Impact Report and to recommend City Council approval of a conditional use permit, design review, variance and demolition permit for a project with 101 for-rent residential units on a 1.12 acre site on the east side of Adeline Street between 39th Street and Yerba Buena Avenue. The project is partially in the City of Oakland, and was approved by the Oakland City Planning Commission on December 3. It is scheduled to be considered by the City Council on January 20.

- ***General Plan Update Steering Committee.*** The General Plan Update Steering Committee met on December 9. Michael Dyett of Dyett and Bhatia kicked off the Zoning Update by briefing the Committee on zoning basics and reviewing some approaches for their consideration. He discussed lessons learned from other cities, the objectives for new zoning, the process of updating the regulations, and the various modules that will be prepared. He asked the Committee how much involvement they would like to have in the process. The sense of the Committee was to have the consultants and staff prepare a draft for the Committee's review, and to use the new General Plan as a guide, but not to be involved in the technical details.

Rajeev Bhatia then presented an analysis of Floor Area Ratio (FAR), showing case studies of various projects and demonstrating how the FARs differ if parking is included in the calculations. He proposed a revised FAR map which is better aligned to the height map. The Committee was in agreement with the new FAR map provided that the bonuses are carefully worked out.

Daniel Iacofano discussed plans for the upcoming community open house scheduled for February 7 at the Hilton Garden Inn, from 10:00 a.m. to 1:00 p.m. Attendees will be provided with a tabloid newsletter featuring the new General Plan and a feedback form. The room will be set up with a series of stations that provide information about the Plan's key topics including land use and urban design, transportation, parks and open space, and sustainability. Participants will be encouraged to see the displays and discuss the concepts with staff and Steering Committee members. At 11:00 a.m. there will be an overview presentation. The Committee Chair, Patti Jeffery, asked all committee members to attend and participate.

- ***Park Avenue District Advisory Committee.*** The committee did not meet in December. Two vacancies were advertised. The next regular quarterly meeting will be on February 11, 2009.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its December 1 meeting, the committee discussed the location of the I-80 Pedestrian-Bicycle Crossing, but did not reach a conclusion. The meeting was cut short due to a special City Council meeting which resulted in the loss of a quorum.
- ***I-80 Pedestrian-Bicycle Crossing Committee.*** At its December 15 meeting, the committee voted to recommend the 65th Street location, as opposed to the Powell Street location, as the area in which to build a new bridge over the freeway.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on December 10, 2008 with representatives from the Planning and Building, Economic Development and Housing, Public Works, and Police Departments and the City Attorney's Office discussing the following issues:

- *Alternative Transportation Plan.* The Committee responded to Nelson\Nygaard's stakeholder interview questions, providing comments on CEQA transportation analysis, transportation demand management, BART, Emery Go-Round, access to buses, parking, wayfinding, pedestrians, and funding. The comments will be incorporated into the strategies report.
- *AC Transit Hydrogen Fueling Station.* It was noted that the Fire Department may have some concerns regarding the proposed solar panel canopies over the fueling area. It was also noted the applicant needed to clarify the proposed signage on the walls, and that advertising signs for sponsors would not be allowed. The project is scheduled for consideration by the Planning Commission on January 22.
- **Community Events Committee.** At its December 9 meeting, the committee discussed a permit for a wedding and an updated permit and route for the Shortest Triathlon Ever.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Pixar Headquarters Expansion Phase II.* The Final Development Plan is scheduled for final action by the City Council on January 20. As noted above, on December 11 the Planning Commission voted unanimously to recommend approval.
 - *39th and Adeline Mixed Use Project.* The project requires City Council approval because it involves demolition of a "significant structure" under the Preservation Ordinance. The project is partially in Oakland and requires approval by the Oakland City Planning Commission, which was granted unanimously on December 3. As noted above, on December 11 the Emeryville Planning Commission voted unanimously (with one recusal) to certify the Environmental Impact Report and to recommend approval. It is scheduled for final action by the City Council on January 20.
 - *Emery Station Greenway.* The Initial Study/Mitigated Negative Declaration for this proposed four-story office/research and development building at Powell and Hollis Streets was published for public review and comment on December 12. The review period runs through January 12. The project is scheduled for a decision at the January 22 Planning Commission meeting.
 - *Transit Center.* Staff met with the applicant on December 9 to discuss the status of the project. The applicant is now proposing a 141-foot tall, 149,500 square foot medical office and/or laboratory building with 664 private and public parking spaces on the "Mound" site north of the Amtrak station, and a 4-5 story, 450-space parking garage with 2,500 square feet of ground floor retail space on the adjacent Heritage Square parking lot site at 62nd and Horton Streets. The parking garage on a second site is a new addition to the project. It was decided that the applicant would submit revised plans that will be shown to the City Council at a study session on January 20, to be followed by a Planning Commission study session tentatively scheduled for February 26. It was also decided that staff will solicit a scope of work for CEQA review from an environmental consultant so that a contract could be approved at the January 20 Council meeting.

- *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. In November we were notified by the applicant that they were awarded \$5 million in State Brownfield funds for remediation of the 64th and Christie site, available starting in January.
- *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
- *Arts and Cultural Center.* On December 18, the Planning Director attended the meeting of the Facility Task Force to discuss the physical needs and requirements for the proposed Arts and Cultural Center in the brick former industrial building behind Old Town Hall at 40th and Hollis Streets. The meeting was facilitated by the consultants preparing the strategic plan for the center, and included a number of community stakeholders with expertise in museums, art centers, and performing arts theaters.
- *Emeryville Center of Community Life.* On December 19, the Planning Director attended a meeting of the working group for this multipurpose school and community facility, now planned to be developed on the Emery Secondary School (formerly Emery High School) site on San Pablo Avenue between 47th and 53rd Streets.
- *5701 Hollis Street.* Staff is processing a Use Permit and Design Review to reuse the small gray triangular building at the northwest corner of Hollis Street and Stanford Avenue for an architect's office. This will involve a swap of the City's parking lot on Stanford Avenue for additional width of the Greenway between Stanford Avenue and Powell Street. A parking variance will also be needed because neither the City's parking lot, nor the land to be swapped for it, is large enough to provide the amount of parking required for the project. The application is tentatively scheduled for consideration by the Planning Commission on February 26.
- *Emeryville Taiko.* Planning and Building staff members attended a meeting with Economic Development and Housing Department staff on December 9, as directed by the City Council at its December 2 meeting (see above) regarding ways to help this group with its building problems. Funding possibilities were discussed.
- *Amyris Biotech Pilot Plant.* Staff signed off on a site/landscape plan. This was a deferred submittal; staff had previously signed off a Temporary Certificate of Occupancy. The landscaping must be completed before a final Certificate of Occupancy will be approved.

- *Administrative Cases and Activities.*

- *Design Review*

- ▶ *Hilton Garden Inn Parking Controls, 1800 Powell Street.* A Design Review application was submitted for review on October 16, 2008 to create paid parking for Hilton guests within the existing parking lot (pending).

- *Signs*

- ▶ *Wing Stop, 4103 San Pablo Avenue.* A minor sign application for one wall sign, one awning, two window signs and window graphics was approved on October 31, 2008. The tenant has requested reconsideration of the decision regarding the rear awning, where they would prefer to have a wall sign (pending).
 - ▶ *Avalon Signs, 3850 San Pablo Avenue.* A major sign application for four new blade signs along San Pablo Avenue was submitted on November 24, 2008. It will be reviewed by the Planning Commission on January 22 (pending).

- *Subdivisions*

- ▶ *47th Street Condominium, 1043 47th Street.* A minor subdivision application for a one lot subdivision for two condominiums. The application is not complete; staff is waiting for submittal of both floor plans and complete site plans (pending).
 - ▶ *Parcel Map Application, 1001 42nd Street.* An application to merge five parcels into three was submitted June 10, 2008. The submitted parcel lines would be non-conforming; staff is waiting for the applicant's decision on how to proceed (pending).

- *Code Enforcement:*

- ▶ *Black and White Liquor, 4051 San Pablo Avenue.* Staff sent a letter describing sign violations; the store manager has removed unpermitted window signage and has agreed to comply with the Zoning Ordinance Sign Regulations (resolved).
 - ▶ *Thai Décor, 1605 63rd Street.* Sign violations were reported for this property. Staff has visited the site to take pictures and has sent a Notice of Violation letter (pending).
 - ▶ *DeNoise, 1501 Powell Street.* Staff noticed roof signs that are not permitted; a site visit turned up two additional unpermitted signs. Staff has sent a Notice of Violation letter and spoken with the tenant about compliance options; the tenant has written to assure staff that he is working to comply (pending).

- *Advanced Planning Projects.*

- *General Plan Update.* Staff worked with consultants to wrap up the draft implementation program of the General Plan, which will be included as Chapter 8. This includes a detailed action plan providing a time frame for completion of each action and identifying the agencies or departments responsible for its implementation. On December 18 the chapter was reviewed by City department heads for comments and to ensure buy-in on the implementation program.

The Project Manager and Planning Director spent most of the day on December 22 at the offices of Dyett and Bhatia completing a page by page review of the Draft General Plan. Edits were made and by the end of the month the document was complete and sent out for printing.

Staff met with Steve Price of Urban Advantage to discuss photo simulations of hypothetical development for six locations in the city. These include redevelopment of Powell Street Plaza, East Bay Bridge shopping center, and the Sherwin Williams site; a new large park in the North Hollis area; creation of an east/west Greenway on 53rd Street including a water feature to commemorate Temescal Creek; and infill development with a neighborhood center on San Pablo Avenue. Staff toured these sites with Price to instruct him on the preferred views.

Upcoming events for which staff and consultants are preparing include a special General Plan Update Steering Committee meeting on January 13 to review the draft General Plan; an open house on Saturday, February 7 from 10 a.m. to 1 p.m. at the Hilton Garden Inn to present the draft plan to the community; and a joint meeting of the City Council and Planning Commission on Saturday, February 21 to review the draft plan.

- *Zoning Update.* Consultants are starting work on a new draft Zoning Ordinance.
- *Housing Element.* Staff continues to work on revising the Draft Housing Element to respond to comments received from the State Department of Housing and Community Development. This includes developing a more detailed inventory of sites for future housing.
- *Alternative Transportation Plan.* Staff incorporated Nelson\Nygaard's General Plan review comments into the draft General Plan, and worked with Nelson\Nygaard on the Existing Conditions Report.
- *North Hollis Area Parking Study.* On December 3, WSA met with department heads, including the Police Chief, to discuss implementation of the study's proposals, including parking meters and/or permits in the North Hollis area.
- *Parks and Recreation Strategic Plan.* Staff met internally on December 2 and 16 to discuss how to proceed with preparation of the strategic plan, as directed by the City Council, and began drafting a request for proposals, which is tentatively scheduled to be reviewed by the Council on January 20.

- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and consultants met on December 15 to discuss the schedule and approach to designing the bridge and the access portions of Horton Landing Park. Staff provided information for a grant application to the Alameda County Transportation Improvement Authority (ACTIA) for partial bridge funding.
- *I-80 Pedestrian-Bicycle Crossing.* On December 8, staff met with the consultants and Caltrans to prepare for the Committee and City Council meetings on December 15 and 16, respectively.
- *Preservation.* Staff has nearly completed its survey of non-residential properties for architectural significance using the criteria in the Preservation Ordinance. This will be presented to the City Council for approval at a future meeting.
- *2010 Census.* On December 4, staff attended a meeting of representatives of the U.S. Census Bureau, the Association of Bay Area Governments (ABAG), and Bay Area counties regarding the Census Bureau's statistical boundary update. We are requesting that the Census Bureau increase the number of census tracts covering Emeryville from one to four.
- *Bicycle Planning with Berkeley.* Staff attended the December 4, 2008 meeting of Berkeley's Bicycle Subcommittee to discuss the connection of 9th Street to the Emeryville Greenway, and the West Berkeley Circulation Plan.
- *Eastshore State Park.* On December 19, staff met internally to discuss a proposed bio-swale to convey stormwater from the south side of Powell Street across a portion of the new Eastshore State Park to the Emeryville Crescent. The East Bay Regional Parks District, which manages the State Park, has asked Emeryville to design and construct this portion of the park, which they will fund.
- *Data for Landscape and Lighting Assessment District.* Staff provided square footage and dwelling units per parcel information to the consultants working on a Landscape and Lighting Assessment District.

III. Building Division

- The attached tables summarize the sixth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of December a total of 75 permits have been issued, based on a total valuation of \$2.46 million and generating about \$131,000 in fees. During the same period, 718 inspections have been conducted, of which 458 (about 63%) were related to major projects, and 260 (about 37%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Construction nears completion for the 1401 Park Avenue, Vue 46, and Glashaus residential projects. Construction continues on other major projects, including National Holistic Institute, Adeline Place, Doyle-Hollis Park, Oak Walk, West Elm Furniture, AgeSong Assisted Living, Site B excavation and shoring, and Bridgewater remodel (63 units). Major tenant

improvement projects and upgrades under construction include Bionovo Lab, Onyx Pharmaceutical, Novartis BCB, and Joint Bio Energy Institute (JBEI), all at Emerystation East located at 5885 Hollis Street; and Watergate Tower 1 at 1900 Powell Street. The Building Division anticipates several new development projects in 2009 including Pixar Phase II, Papermill Project live-work/residential, Emery Station Greenway, Flatiron Project, San Pablo Townhouses, and MacArthur San Pablo Mixed Use Project.

- 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 and identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in December include:
 - *Banana Republic (Women)* – 5636 Bay Street, tenant improvements and lighting.
 - *J Crew* – 5667 Bay Street, tenant improvements and storefront.
 - *AgeSong* – 4050 Horton Street, therapy pool.
 - *Metropolitan Properties* – 1331 63rd Street, entrance.
 - *Novartis Building 4* – 5300 Chiron Way, 1st floor, compound management lab.
 - *Novartis Building 4* – 5300 Chiron Way, pharmacy upgrade.
 - *Emerystation East* – 5885 Hollis Street, tenant improvements for spec lab.
 - *Onyx Pharmaceutical* – 2100 Powell Street, 7th floor, tenant improvements.
 - *5504 Beaudry Street* – stair repair.
 - *Doyle-Hollis Park* – 1333 62nd Street.
 - *Bay Street Apartments* – 5684 Bay Street, conference room remodel.
 - *Innovis* – 6425 Christie Avenue, uninterruptible power supply (UPS) system.
 - *Fuzios* – 5959 Shellmound Street #75, tenant improvements for restaurant.
 - *1250 63rd Street* – fire damage repair.
 - *Pixar* – 4240 Hollis Street, tenant improvements.
 - *Pixar Phase II* – 1200 Park Avenue, new office building.
 - *Bayer Building D* – 4510 Horton Street, compressed air unit.
 - *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
 - *West Elm* – 5602 Bay Street (weekly).
 - *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).
- Construction meetings and site visits were held in December for the following projects:
 - *West Elm Furniture* – 5602 Bay Street, 16,000 square foot furniture store.
 - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Glashaus, Podium and Townhouses* – 1289 65th Street, 145 residential units over parking.
 - *Oak Walk Single Family Dwelling Rehabilitation* – 1077-1089 41st Street, 5 houses.
 - *Oak Walk Mixed Use Project* – 40th Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
 - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
 - *National Holistic Institute* – 1290 59th Street, demolition, seismic upgrade.

- Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street, demolition, seismic upgrade.
 - *Onyx Pharmaceutical* – 2100 Powell Street, 7th floor, research and development lab tenant improvement.
 - *1401 Park Avenue* – 43 residential units and 11 live/work units over 83 parking spaces.
 - *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail.
 - *Oak Walk Existing Homes Renovation* – 1077-1089 41st Street; 5 houses.
 - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings.
 - *Doyle-Hollis Park* – Doyle/61st/Hollis/62nd Streets.
 - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Glashaus* – 1289 65th Street; 11 townhouse buildings and podium; 145 residential units and 50 public parking spaces; Greenway site improvements between 65th Street and Ocean Avenue.
 - *Vue 46 (Flecto)* – 46th Street and Adeline; 79 residential units with 3,000 square feet of commercial space.
 - *West Elm Furniture* – 5602 Bay Street; 16,000 square foot furniture store.
- The following projects have received final building permit sign-off (final), Certificate of Occupancy (CO), or Temporary Certificate of Occupancy (TCO) for the month of December:
 - *Water Tower Building* – 1255 Powell Street, law offices. (TCO)
 - *Bayer* – 5885 Hollis Street, research and development laboratory. (CO)
- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In December, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 16 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 22 applications submitted.
- Building Division staff fielded a total of 197 counter contacts and 179 telephone queries in December.
- The Building Division performed 718 inspections in December. This is an average of 239 field inspections per month by the Building Division’s three building inspectors (one City staff and two WC³ staff), or 10.8 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 account for a minimum of two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, 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.

- The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, 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.

IV. Administration/Other

- *U.C. Berkeley Urban Design Studio.* As reported previously, Professor Michael Southworth's graduate studio in urban design studied Emeryville again this year, as they did in 2005 and 2006. The 10 students spent five weeks in November-December engaged in a concentrated design effort focusing on four major areas of interest:
 - Making the Powell Street corridor more bicycle, pedestrian, and transit friendly.
 - Redevelopment of the Powell/Christie core area as a high-density, high-rise district.
 - Transit oriented development around the Marketplace and Amtrak station.
 - Preservation and enhancement of the Triangle and Doyle Street neighborhoods.On December 1 and 3, the Planning Director participated in individual "desk crits" with the students. On December 11, the Planning Director, General Plan Project Manager, and Gail Donaldson and Art Hoff, two members of the Planning Commission who are also on the General Plan Update Steering Committee, participated in the final review at the Berkeley campus. As in past, we intend to prepare a booklet of the students' designs, mount a display their work in the "Link" outside the City Council chambers, and have a presentation of their ideas to the Council, probably in February.
- *San Francisco Business Times Breakfast.* On December 5, the Planning Director and Senior Planner attended the annual "Building Oakland" breakfast sponsored by the San Francisco Business Times (successor to the East Bay Business Times) at the Oakland Convention Center. The keynote speaker was Oakland Mayor Ron Dellums, who unveiled a City-State partnership to revitalize 470 blocks in four areas of Oakland. The intent is to leverage resources from the federal government, private sector and philanthropic organizations. Details were sparse, but a subsequent article in the San Francisco Business Times identified the program as the California Urban Communities Collaborative, sponsored by the State Business, Transportation, and Housing Agency (BTH). A search of the BTH website turned up no references to this program. According to the Oakland Post, details will be unveiled by the Governor and Mayor at a press conference, possibly in January. Other speakers at the breakfast included representatives of the Port of Oakland, the East Bay Community Foundation, and several developers.
- *EBMUD Metering Regulations:* At the Planning and Building Department's December 4 staff meeting, representatives from the East Bay Municipal Utility District (EBMUD) discussed the impending water metering regulations which require individual metering for all new construction of residential multi-family and commercial multi-occupancy buildings up to three stories in height. The enforcement of the provisions begins January 1, 2009. EBMUD will be the lead agency for questions, concerns and enforcement interpretations. The EBMUD representatives provided an overview of the provisions to familiarize City staff with the requirements, followed by a question and answer session. After the discussion

EBMUD realized that clarification will be necessary for a number of hypothetical concerns that the City deals with on a regular basis.

- *New State Building Fee.* Effective January 1, 2009, cities and counties must collect, on behalf of the California Building Standards Commission, a fee from building permit applicants based on building valuation. This is mandated by SB 1473, which amended State Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.3 to require the collection of the fee to fund development of statewide building standards, with emphasis on green building standards. An applicant for a building permit must pay a fee of four dollars per \$100,000 in building valuation, as determined by the local building official, with a minimum fee of one dollar. The Commission may ultimately reduce the fee upon a determination that a lesser amount is necessary to maintain the building standards development program. Cities and counties may retain up to 10% of the fee to cover related administrative costs and for code enforcement education. The remaining funds must be transmitted to the Commission for deposit into the Building Standards Administration Special Revolving Fund. Prior to appropriation of the funds, the Commission and the Department of Housing and Community Development must submit a joint expenditure plan identifying the proposed uses for the funds. SB 1473 is silent on the frequency that cities and counties must transmit the fees collected to the Commission. The Building Division will update the Master Fee Schedule to reflect the new fees.
- *Budget.* As mandated by the City Council, the Planning and Building Department has identified possible cuts totaling 1.8% of the department's budget. This is our proportional share of a citywide expenditure reduction of \$500,000 to help close the current budget deficit. Cuts were proposed in temporary and professional services, office supplies, photo services, books and periodicals, postage, printing, and some education and training. Planning Commission compensation was also proposed for elimination for the remainder of this fiscal year, although the City will continue to pay the Commissioners' American Planning Association dues. Efforts were made to ensure that essential programs were left in place that are necessary for staff to retain their professional certifications, including some education and training, meetings and conferences, and membership dues. Final action by the City Council on the proposed budget cuts is expected on January 20.
- *Holiday Lunch.* On December 17, the entire Planning and Building staff celebrated the holidays with lunch at P.F. Chang's. This was a great opportunity to celebrate the accomplishments of 2008 and look forward to an even more productive year in 2009.

V. Status of Major Development Projects

- 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.

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
PERMITS ISSUED													
Building Permits	32	32	31	29	22	21	0	0	0	0	0	0	167
Plumb., Elec., Mech.	63	48	34	48	43	37	0	0	0	0	0	0	273
Fire	2	14	15	10	5	17	0	0	0	0	0	0	63
MON. TOTALS	97	94	80	87	70	75	0	0	0	0	0	0	
FISCAL YEARLY TOTAL													503
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	0	0	0	0	0	0	6,558,042
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	0	0	0	0	0	0	2,278,127
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	0	0	0	0	0	0	66,135,137
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	0	0	0	0	0	0	
FISCAL YEARLY TOTAL													74,971,306
FEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	0.00	0.00	0.00	0.00	0.00	0.00	380,975.93
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	0.00	0.00	0.00	0.00	0.00	0.00	499,381.63
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	0.00	0.00	0.00	0.00	0.00	0.00	230,807.66
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	0.00	0.00	0.00	0.00	0.00	0.00	27,051.60
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	0.00	0.00	0.00	0.00	0.00	0.00	108,365.59
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	0.00	0.00	0.00	0.00	0.00	0.00	96,621.71
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	0.00	0.00	0.00	0.00	0.00	0.00	79,665.54
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	0.00	0.00	0.00	0.00	0.00	0.00	15,141.16
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	0.00	0.00	0.00	0.00	0.00	0.00	5,050.30
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	0.00	0.00	0.00	0.00	0.00	0.00	157,210.35
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	0.00	0.00	0.00	0.00	0.00	0.00	47,296.40
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,331.13
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	57,206.47	0.00	0.00	0.00	0.00	0.00	0.00	108,417.66
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,183.96
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,477.37
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	0.00	0.00	0.00	0.00	0.00	0.00	
FISCAL YEARLY TOTAL													1,882,978

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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W Hollis betw Park Ave. & 53rd St.	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, PCPA, Historical Society	PC study session 3/22/07. CC approved strategic plan contract 6/3/08.						
Transit Center NW Horton & 59th Sts.	Public parking, 149,500 s.f. medical office/lab/retail	CC study session 1/20/09. PC study session tentatively 2/26/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
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.						
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Four CC and PC study sessions. PC hearing 1/22/09.						
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.						
Bay Street "Site B" Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	PC recommended approval 12/11/08. CC hearing 1/20/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Oakland PC approved 12/3/08. Emeryville PC rec. approval 12/11/08. CC hearing 1/20/09.						
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.						
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC approved 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.						
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC to consider 1-year use permit extension 1/22/09.						
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Foundation permit issued 2/14/08. Shell/superstructure permit issued 6/27/08.			CC - 8/7/07			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Foundation permit issued 8/2/07. Superstructure permit issued 2/12/08.			PC - 10/27/05			
Glashaus Townhouses/Parking SE 65th & Hollis Sts.	145 units, retail, and 50 public parking spaces	TCOs for 12 buildings issued April 2007-August 2008. Final CO pending.			PC - 12/8/05			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			

Glossary of Abbreviations:

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PCPA =	Pacific Center for Photographic Arts
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
EYSAC =	Education and Youth Services Advisory Committee	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement

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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			
Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, up to 62 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.	Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41 st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41 st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41 st Street relocated to new location at corner of Adeline & 40 th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007.	Stuart Gruendl BayRock Residential (510) 873-8880
Bay Street - Site B Christie/Shellmound/Powell/railroad PUD05-03	Northern expansion of Bay Street mixed use project, with 150-room hotel in 240-foot tower, 140 to 240 residential units, 80,000 to 130,000 s.f. of retail, possibly including a Nordstrom's department store, and 800-900 parking spaces.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. EIR consultant contract approved by City Council on September 6, 2005. EIR scoping session held November 16, 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. Publication of Draft EIR on hold pending review of new design alternative. Issued excavation and temporary shoring permit for site remediation on October 2, 2008.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15	New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37 th Street and West MacArthur Blvd. Site is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977
Marketplace Redevelopment Phase I – Shellmound Building Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	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. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has 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.	BRE Properties John Wilde (415) 445-6578
West Elm Furniture Store 5602 Bay Street FDP007-01	Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.	Planning Commission recommended approval of FDP on July 26, 2007; Council approved FDP on August 7, 2007. Building permit application submitted on December 21, 2007. Issued foundation permit on February 14, 2008. Issued shell/superstructure permit on June 27, 2008 and tenant improvement permit on August 19, 2008.	Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager

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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>Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP07-02 and DR07-03</p>	<p>Mixed use transit-oriented development and public parking structure with 149,500 square feet of medical office/lab/retail space, and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail on the Heritage Square site.</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 scheduled for January 20, 2009; Planning Commission study session tentatively scheduled for February 26, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>RESIDENTIAL AND LIVE- WORK PROJECTS:</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 110-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 hearing scheduled for January 20, 2009.</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>Glashaus Townhouses/Public Parking Project 1289 65th Street UP05-03 and DR05-03</p>	<p>145 residential units and 50 public parking spaces on former industrial site on south side of 65th Street between Hollis Street and the Greenway. Project includes construction of Greenway between 65th Street and Ocean Avenue.</p>	<p>Approved by Planning Commission on December 8, 2005. Building permit application for townhouses submitted on January 27, 2006. Building permit application for lofts/garage submitted on March 10, 2006. Issued superstructure building permit for Building 1 in townhouse phase on July 3, 2006; for Buildings 10 and 11 on August 16, 2006; for Building 3 on October 30, 2006; for Building 6 on January 11, 2007; for Buildings 8 and 9 on February 15, 2007; for Building 7 on March 20, 2007; for Building 4 and 5 on May 25, 2007; for Building 2 on July 13, 2007; and foundation only permit for lofts/garage on August 31, 2006. Redevelopment Agency approved acquisition of 50 space public parking garage on August 15, 2006. Issued “podium” level building permit (partial) for lofts/garage on December 28, 2006. TCO issued for Townhouse Building 11 on April 19, 2007; for Building 10 on May 8, 2007; for Building 3 on June 21, 2007; for Building 6 on July 26, 2007; for Building 8 on September 11, 2007; for Building 9 on September 13, 2007; for Building 7 on September 21, 2007; for Building 5 on November 19, 2007, Buildings 1 and 4 on February 5, 2008; and for Building 2 on March 4, 2008. TCO for temporary sales office issued on June 25, 2008. TCO for Phases 1 and 2 in lofts (“podium”) building issued on August 21, 2008. Final CO pending.</p>	<p>Pulte Homes Mike Kim (925) 249-3280</p>
<p>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</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>
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 has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008.	Amir Massih Archstone Smith (415) 503-2207
Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008.	Sasha Shamzad MRE Commercial (510) 849-0776
4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45 th Street UP06-06 and DR06-10	Development of 29 new townhouse units on southern portion of "Emery Farms East" site.	Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107
Vue 46 (formerly "46 th Street Lofts" or "Flecto") 46 th & Adeline Street UP00-18 and DR00-29	Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46 th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.	Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008.	Levin Menzies & Associates Paul Menzies (925) 973-4111

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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>Adeline Place (“Check Cashing”) San Pablo Avenue/W. MacArthur Boulevard/Adeline Street UP05-05 and DR05-05</p>	<p>36 residential units with 2,400 s.f. of retail.</p>	<p>Redevelopment Agency approved Placeworks as developer of project on November 16, 2004. Planning Commission study session held August 25, 2005. Approved by Planning Commission on October 27, 2005. Demolition permit issued October 7, 2005; demolition is complete. Building permit application submitted on February 16, 2007. Foundation permit issued on August 2, 2007. Superstructure permit issued on February 12, 2008.</p>	<p>Placeworks LLC Stuart Rickard (510) 499-9400</p>
<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<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”. Temescal Creek, which forms the city boundary, will be daylighted through the project.</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 processing 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 to be 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 to be considered by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</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>
OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue PUD03-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council hearing scheduled for January 20, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station Greenway 5812-5860 Hollis Street	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 issues 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 June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission hearing scheduled for January 22, 2009.	Geoffrey Sears Wareham Development (415) 457-4964
OTHER:			
AgeSong Assisted Living 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.	Ali Kia Shabahangi AgeSong (415) 431-8143

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Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09	New community park of about 1.25 acres on former "Dutro" site.	Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. "95% building permit application" submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008.	Ignacio Dayrit, CED Coordinator (510) 596-4356
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former "Jug Liquor" site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Center of Community Life PG&E property on west side of Hollis between Park Avenue and 53 rd Street, and various school sites.	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; recreation and fitness programs; and a new Police Department headquarters.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	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.	Amy Heistand CED Coordinator (510) 596-4354

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HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255