

CITY OF EMERYVILLE



MEMORANDUM

DATE: February 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – January 2009

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 January 20 meeting:
 - *Transit Center.* The Council held a study session on this proposal for the area north of the Amtrak station, which now involves a 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 parking lot site at 62nd and Horton Streets. Later in the meeting, the Council approved a Professional Services Agreement with LSA Associates, Inc. for preparation of an Initial Study/Mitigated Negative Declaration for the project.
 - *Pixar Headquarters Expansion Phase II.* The Council approved 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.
 - *39th and Adeline Mixed Use Project.* The Council certified the Environmental Impact Report and approved 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.
 - *Ocean Lofts, 1258 Ocean Avenue.* The Council approved 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.
 - *Bakery Lofts Appeal.* On December 16, the Council had voted to grant 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 had directed staff to bring back an appropriate resolution at the next meeting on January 20. At the January 20 meeting, the resolution granting the appeal was approved.

- *Big Up Deli, 1195 65th Street.* The Council approved a waiver of the traffic facilities impact fee for this small local-serving retail establishment.
- *Alternative Transportation Plan Contract Amendment.* The Redevelopment Agency and City Council considered a status report on the Alternative Transportation Plan and approved an amendment to Nelson\Nygaard's contract to study transportation demand management and City involvement in regional planning, and to conduct a community workshop on strategy options.
- *Parks and Recreation Needs Assessment and Strategic Plan.* The City Council approved a request for proposals to prepare this needs assessment and strategic plan, and appointed a committee to oversee the effort.
- *General Plan Update.* The Council approved an appropriation of \$25,000 from the General Plan Maintenance Fund to cover increased printing costs.
- ***Planning Commission.*** The Planning Commission considered the following items at its January 22 meeting:
 - *Bakery Lofts, Phase IV.* The Commission approved a request for a one-year permit extension of a conditional use permit, design review and parking variance for construction of 16 for-rent units, 2 live-work units and a 1,450 square foot café on a 12,339 square foot parcel on the east side of Adeline Street opposite 47th Street. The project was originally approved by the Commission on September 27, 2007.
 - *Avalon Signs, 3850 San Pablo Avenue.* The Commission approved a major sign permit to allow four new blade signs for ground level commercial spaces.
 - *AC Transit Hydrogen Fueling Station.* The Commission approved a conditional use permit and design review for a hydrogen fueling station at AC Transit's Emeryville bus maintenance facility to fuel zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The bus facility is bounded by 47th, Doyle, and 45th Streets and properties fronting on San Pablo Avenue. The station would include a fueling facility inside the yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars.
 - *Emery Station Triangle.* The Commission approved a conditional use permit, design review, and height variance to construct a new four-story 139,232 gross square foot office and laboratory building with some ground level commercial retail uses. The project involves demolition of an existing 8,589 square foot single story warehouse/office building and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. The project also involves removal of four street trees along Hollis Street.

- ***General Plan Update Steering Committee.*** Early in the month the General Plan and Zoning Update Steering Committee received copies of the newly published Draft General Plan. A Steering Committee meeting was held on January 13 and the majority of the meeting was dedicated to hearing comments on the document. Also at this meeting the Committee discussed plans for the February 7 open house to present the Draft Plan to the community and get their feedback.

The Executive Committee held a meeting on January 6 to prepare for the January 13 Steering Committee meeting and fine-tune the program for the February 7 public open house. The Committee also discussed the format for a joint meeting of the City Council and Planning Commission scheduled for February 21.

- ***Park Avenue District Advisory Committee.*** The committee did not meet in January; the next regular quarterly meeting will be on February 11. Applications were received for the two vacancies on the committee.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its January 12 meeting, the subcommittee discussed the following items:
 - ***Bicycle and Pedestrian Plan Implementation.*** Public Works presented an implementation schedule, and staff stated that all of the Bicycle and Pedestrian Plan projects have been completed, or are on this list, or are linked to development projects or actions by other cities, except the north half of Spur Alley. The City needs to acquire an easement for this bike route, which is shown in the draft General Plan.
 - ***Horton Street and the Transit Center.*** Committee members saw the pre-application discussions of a “Transit Center” north of the Amtrak station as an opportunity to address bus and traffic issues relating to Horton Street, which is a Bike Boulevard. Staff said there might be a complete Transit Center application for Planning Commission approval, and Nelson\Nygaard memos on Horton Street and traffic analysis methods, in time for a discussion at the March 2 meeting.
- ***I-80 Pedestrian-Bicycle Crossing Committee.*** The committee did not meet in January.
- ***South Bayfront Pedestrian-Bicycle Bridge Committee.*** The committee did not meet in January. The next meeting will be on February 6.
- ***Transportation Committee.*** The committee discussed the following items at its January 27 meeting:
 - ***Doyle Street Between 61st and 62nd Streets.*** This block is between existing and future parks. A neighbor suggested closing this block to traffic. The committee rejected that idea, but explored traffic calming options, including stop signs. The committee referred the item to the Pedestrian and Bicycle Advisory Subcommittee.

- *Traffic from Bay Street to 40th Street Bridge.* Representatives of Bay Street and the Emery Go-Round reported holiday traffic backups, and suggested that they might have resulted from the 40th Street Bridge lane reduction. The committee and staff discussed other factors contributing to the backups. The committee expressed support for maintaining the lane reduction on the 40th Street Bridge, and directed staff to explore traffic-adaptive signal timing at the Bay Street/Shellmound Street intersection.

II. Planning Division

- *Development Coordinating Committee.* The DCC met on January 21, with representatives from the Planning and Building, Economic Development and Housing, and Public Works Departments, the City Attorney's Office, and the City Manager discussing the following issues:
 - *Transit Center* – The committee reviewed the latest proposal for this project in the area north of the Amtrak station. A concern was expressed regarding lack of adequate plans for review. A concern was also expressed regarding viability of green walls in the Bay area and lack of California examples. It was noted that the plans needed a better circulation scheme and the need for so many bus parking spaces was questioned. Building Division staff noted that the applicant needed to provide a justification for allowing hazardous materials above the fourth floor. DCC members expressed several concerns regarding the proposed site plan. It would eliminate the bike lanes on Horton Street, put a bike path south of the station next to the tracks, divert the sidewalk on Horton Street to the front of the Amtrak station, and make pedestrian circulation from Horton Street to the buses, train platform and buildings more circuitous. An additional parking garage is proposed on the Heritage Square parking lot at 62nd and Horton Streets. The committee recommended that the developer hold a community meeting in February, prior to a Planning Commission study session on March 26.
 - *Temporary Police Headquarters, 64th and Christie.* Committee members reviewed plans for the temporary relocation of the Police Department to an existing vacant office building at 64th and Christie while the main Police station on Powell Street is being renovated. No major issues were identified. The building is slated to be demolished next year in preparation for the first phase of construction of the Marketplace Mixed Use Project recently approved by the City Council.
 - *Other Issues.* It was noted that Fresh & Easy Neighborhood Market is looking for an East Bay location and is scouting sites in Emeryville. It was also mentioned that the owner of the 1401 Park Avenue residential/live-work project is requesting a modification to their conditions of approval to convert the first floor café space into live-work because they have had difficulty finding a tenant. Planning and Economic Development staff will work together on both of these issues.

- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Transit Center* – As noted above, in January the Development Coordinating Committee reviewed this project, and the City Council held a study session on it. A contract for preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) was also approved; work on the IS/MND will begin after the project is more fully defined and site clean-up plans are further developed. A Planning Commission study session is scheduled for March 26.
 - *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. On January 8, staff met with the developer to discuss the terms of a potential Development Agreement.
 - *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
 - *Papermill Mixed Use Project.* This 168-unit residential project at Powell and Hollis Streets was approved by the City Council in November. On January 6, staff met with the applicant to review alternative layouts for the park and parking lot to the south of the site along Stanford Avenue.
 - *5701 Hollis Street.* Staff is processing a Use Permit and Design Review application 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 March 26.
 - *Christie Avenue Furniture Store.* On January 16, staff met with the applicant to discuss Building Code requirements for this proposed consignment furniture store in an existing building at 6101 Christie Avenue that was formerly used as an office. The Planning Commission approved a conditional use permit for the project December 11.
 - *Emeryville Center of Community Life.* On January 19, staff attended the grand re-opening celebration at Anna Yates Elementary School where the current Center of Community Life proposal was unveiled to the community.

- *1401 Park Avenue.* Staff met with the applicants for this completed project to discuss the condition of approval that requires the project to have a café on the ground floor. The applicant has been unable to lease the space despite two years of effort, and is now requesting that the condition be modified to allow the space to be converted to a live-work unit. Economic Development staff has agreed to assist them with their marketing efforts.
- *MacArthur San Pablo Mixed Use Project.* On January 22, staff met with the applicant for this 94 unit residential project, and with an affordable housing developer who is considering taking over the project. The extent of modifications that could be approved administratively was discussed. The project was originally approved by the City Council on December 4, 2007. It was noted that a one-year extension of the planning approvals would be considered by the Council as soon as all cost recovery fees are paid.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - › *Hilton Garden Inn Parking Controls, 1800 Powell Street.* A Design Review application to create paid parking for Hilton guests within the existing parking lot was approved on January 15, 2009.
 - *Signs*
 - › *Wing Stop, 4103 San Pablo Avenue.* A minor sign application for two wall signs, two window signs and window graphics was approved on January 22, 2009.
 - › *Big Up Deli Sign, 1195 65th Street.* A minor sign application for one new wall sign was approved on January 22, 2009.
 - *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, so the applicant has agreed to modify an existing building and resubmit the application (pending).
 - *Applications Received:*
 - › *Conditional Use Permit Application, 6390 Christie Avenue.* A Conditional Use Permit application was submitted for the temporary relocation of Emeryville's Police Department to the corner of Christie Avenue and 64th Street. The item will be reviewed by the Planning Commission on February 26, 2009.

- *Code Enforcement:*
 - *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).
 - *Residence, 1251 63rd Street.* Staff noticed that a new fence on the corner of 63rd and Vallejo was not built to code and will send a Notice of Violation letter (pending).
- ***Advanced Planning Projects.***
 - *General Plan Update.* This month the Project Manager worked on a myriad of logistical tasks to publish the Draft General Plan and to prepare for the February 7 open house. This included getting the Plan and open house materials printed, working with consultants to develop a post card and tabloid-style newsletter, updating the website, and arranging all details for a large public event. The Project Manager also coordinated the review of the administrative draft of the General Plan's EIR. Considerable work was also done on creating a set of photo simulations portraying the types of changes envisioned by the General Plan in six areas of the city.
 - *Housing Element.* Planning and Economic Development staff have scheduled a meeting in early February to strategize the completion of revisions to the Draft Housing Element. The Draft was transmitted to the General Plan consultants for a review of its consistency with the other General Plan elements and to determine its implications for the update of the Zoning Regulations.
 - *Zoning Ordinance Update.* Staff reviewed an annotated outline of the new zoning and subdivision regulations and scheduled a review session for Planning Division staff and the City Attorney's Office.
 - *Alternative Transportation Plan.* Emery Go-Round, AC Transit and BART staff commented on the draft Existing Conditions Report before it was transmitted to the City Council. Staff worked with Nelson\Nygaard on a Best Practices Report.
 - *Parks and Recreation Strategic Plan.* Staff held an internal meeting to discuss this study on January 13. Following City Council approval of the request for proposals on January 20, it was sent to 18 firms, six of which expressed interest.
 - *2010 Census.* Staff met with Census staff on January 22 and agreed to ask the Housing Committee to serve as a Complete Count Committee. The Census Bureau will begin address canvassing and hiring in February. Staff worked with Alameda County to add map features to allow Census block splits, to provide more fine-grained block data.

- *Significant Buildings List.* Staff reviewed a preliminary field survey, and noted properties that need to be revisited.
- *Bicycle Boulevards.* Staff began preparing maps and lists of signs for bicycle boulevards on Doyle and 59th Streets.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and consultants met on January 16 and 29 to discuss garage bridge modifications, west stair alignment, west ramp details, coordination with Novartis, grant applications, alternative energy, and a railroad easement.
- *I-80 Pedestrian-Bicycle Bridge.* Staff met with the consultants and Caltrans on January 13 to discuss schedule, budget, an encroachment permit, and the type of project initiation document to be prepared.
- *Bicycle Planning with Berkeley.* Staff attended the January 22 meeting of Berkeley's Bicycle Advisory Subcommittee, and learned that Berkeley has applied for a grant to complete the entire path from 9th Street at Heinz to the Emeryville border.
- *Powell Streetscape Study.* On January 20, staff attended a meeting with our urban design consultants, WRT, and with staff from WSA, Nelson\Nygaard, the Emery Go-Round and AC Transit regarding potential transit routes and improvements as they relate to the design of Powell Street between Christie Avenue and Frontage Road.
- *Street Furniture.* Staff met on January 22 to review a street furniture inventory and to discuss standards for benches and trash containers. Another meeting was set to discuss standards for other street furniture.
- *North Hollis Area Parking Management Plan.* Staff worked with WSA to respond to Council member comments on the draft plan, and held an internal meeting to discuss it on January 13.
- *Eastshore State Park.* Staff prepared a Notice of Exemption from the California Environmental Quality Act for 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.
- *Bay Area 2009 Clean Air Plan.* Staff attended a meeting held by the Bay Area Air Quality Management District on January 28 at Joseph P. Bort MetroCenter at 101 Eight Street in Oakland. The District said the plan will address multiple pollutants and coordinate with land use and transportation plans. Strategies could include vehicle travel reduction measures, diesel regulation enforcement, grants, and partnerships. Review of control measures will include consulting with communities. The process will include a workshop in April or May to select control measures, release of a draft strategy in late May, and release of a draft plan in July-August.

III. Building Division

- The attached tables summarize the seventh month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of January a total of 49 permits have been issued, based on a total valuation of \$3.86 million and generating about \$146,000 in fees. During the same period, 633 inspections have been conducted, of which 408 (about 64%) were related to major projects, and 225 (about 36%) 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, Pixar grading at the Promenade site 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, San Pablo Townhouses, Papermill Project live-work/residential, Emery Station Greenway, Flatiron Project, 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 January included:
 - *Bayer Rifkin Lot* – 4595 Horton Street; construction trailers.
 - *National Holistic Institute* – 5900 Doyle Street; Phase 2 foundation.
 - *Artists' Coop* – 1420 45th Street; foundation repair.
 - *Emeryville Warehouse Lofts* – 1500 Park Avenue; water damage repair.
 - *Novartis BCB* – 6455 Christie Avenue, compressed air system.
 - *Novartis Buildings Q, N, R* – 4560 Horton Street; window washing equipment.
 - *Watergate Tower I* – 1900 Powell Street; boiler replacement.
 - *Bayer Building D* – 4510 Horton Street, tenant improvements for remodel.
 - *Doyle-Hollis Park* – 1333 62nd Street.
 - *Pixar Phase II* – 1200 Park Avenue, new office building.
 - *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
 - *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).
 - *West Elm* – 5602 Bay Street (weekly).

- Construction meetings (weekly) and site visits were held in January 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 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; podium building.
 - *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 January:
 - *Glashaus Townhouses* – Buildings 1-11, 65th Street and Glashaus Loop. (CO)
 - *Bayer Building “O”* – 5745 Peladeau Street. (TCO)
 - *Nike Store* – 5664 Bay Street; granted extended time frame for compliance for TCO as design of entry door hardware is noncompliant.

- 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 January, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 11 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 7 applications submitted.

- In January, the Building Division counter staff fielded a total of 188 counter contacts and 188 telephone queries.
- The Building Division performed 633 inspections in January. This is an average of 211 field inspections per month by the Building Division's three building inspectors (one City staff and two WC³ staff), or 10.5 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

- *Alameda County Planning Directors Meeting.* On January 9, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Fremont. It included discussions on the state of the Alameda County construction economy and how cities are responding, ABAG's Projections 2009 process, SB 375, and Housing Element Updates.
- *Monthly Staff Meeting.* The City Manager attended a special Planning and Building staff meeting held on January 8 and discussed the City's budget situation. Staff appreciated the opportunity to have direct interaction with the City Manager on topics of citywide importance.
- *Collaboration with Finance Department.* The Planning and Building Director and Chief Building Official met with the Finance Director and Accounting Manager on January 22 to discuss the many ways in which the two departments interact. This was part of an ongoing series of meetings that Finance is conducting with its various customer departments. There were more topics than could be covered in an hour, so a follow-up meeting was scheduled for February 12.
- *Zeta Communities.* On January 16, staff of the Planning and Building and Economic Development and Housing departments heard a presentation from this start-up factory-built housing company that offers a complete range of services, from architectural design, to construction in the factory, to site work and assembly of the finished product.

- *Website Update.* The Planning and Building Department is participating in the comprehensive citywide redesign of our website. Our department's pages are mostly complete. With the update, more documents will be available online, as well as clearer contact information. The new website will include more information on the General Plan Update, major projects, zoning regulations and Planning Commission meetings, Building Code requirements, and application forms, among other topics.
- *"Spring Cleaning".* With recent flexibility in inspection work load, the Building Division with the support of Fire Department inspection staff has started their "spring cleaning" of plans for projects that have received their final signoff from previous years. Upon completion of a project, applications, permits and plans are required to be maintained and filed accordingly. In addition, staff is retaining additional pertinent information such as soils reports, accessibility, exiting and floor plans. This material is being compiled for storage on microfiche.

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	14	0	0	0	0	0	181
Plumb., Elec., Mech.	63	48	34	48	43	37	30	0	0	0	0	0	303
Fire	2	14	15	10	5	17	5	0	0	0	0	0	68
MON. TOTALS	97	94	80	87	70	75	49	0	0	0	0	0	
												FISCAL YEARLY TOTAL	552
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	0	0	0	0	0	6,569,242
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	0	0	0	0	0	2,428,893
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	0	0	0	0	0	69,830,027
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	0	0	0	0	0	
												FISCAL YEARLY TOTAL	78,828,162
FEEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	0.00	0.00	0.00	0.00	0.00	401,829.25
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00						190.00
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	0.00	0.00	0.00	0.00	0.00	535,033.19
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	0.00	0.00	0.00	0.00	0.00	246,607.12
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	0.00	0.00	0.00	0.00	0.00	28,677.06
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	0.00	0.00	0.00	0.00	0.00	116,322.06
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	0.00	0.00	0.00	0.00	0.00	103,380.53
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	0.00	0.00	0.00	0.00	0.00	85,913.01
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	0.00	0.00	0.00	0.00	0.00	15,919.10
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	0.00	0.00	0.00	0.00	0.00	5,416.11
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	0.00	0.00	0.00	0.00	0.00	173,569.70
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	4,625.20	0.00	0.00	0.00	0.00	0.00	51,921.60
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	0.00	0.00	0.00	16,450.99
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	27,123.78	0.00	0.00	0.00	0.00	0.00	86,601.15
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	274.30	0.00	0.00	0.00	0.00	0.00	274.30
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	145,728.80	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	2,028,707

Planning and Building Department

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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 San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08. Community presentation 1/19/09.	██████████					
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	Community meeting 10/20/08. PC study session 10/23/08.	██████████					
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 3/26/09.	██████████					
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.	██████████					
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.	██████████					
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Four CC and PC study sessions. PC approved 1/22/09.	██████████			PC - 1/22/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.	██████████			CC - 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.	██████████			CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	██████████			CC - 12/4/07		
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 approved 1-year use permit extension 1/22/09.	██████████			CC - 11/20/07		
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.	██████████			PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Grading permit application submitted 1/22/09. Foundation permit application submitted 1/23/09.			CC - 1/20/09			
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	Final CO for all townhouse buildings issued 1/12/09. Final CO for podium building 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>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>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.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>
<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 March 26, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>West Elm Furniture Store 5602 Bay Street FDP07-01</p>	<p>Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.</p>	<p>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.</p>	<p>Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building 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. Building to be used as temporary Police Department headquarters during renovation of Police station on Powell Street.	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
RESIDENTIAL AND LIVE- WORK PROJECTS:			
Adeline Place (“Check Cashing”) San Pablo Avenue/W. MacArthur Boulevard/Adeline Street UP05-05 and DR05-05	36 residential units with 2,400 s.f. of retail.	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.	Placeworks LLC Stuart Rickard (510) 499-9400

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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>Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant 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.</p>	<p>Amir Massih Archstone Smith (415) 503-2207</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 approved January 20, 2009.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</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>
<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 granted for all townhouse units on January 12, 2009; final CO for podium building pending.</p>	<p>Pulte Homes Mike Kim (925) 249-3280</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>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.</p>	<p>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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of “Emery Farms East” site.</p>	<p>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.</p>	<p>Ramiro Marini (415) 307-8107</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". 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 approved by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Vue 46 (formerly "46th Street Lofts" or "Flecto") 46th & Adeline Street UP00-18 and DR00-29</p>	<p>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 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>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.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</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>
Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02	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.	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.	Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222
OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	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 approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station 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 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 approved on January 22, 2009.	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>
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
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 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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January 2009

<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>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>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.</p>	<p>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 were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Community presentation held at Anna Yates Elementary School on January 19, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>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.</p>	<p>Philip Banta Architect (510) 654-3255</p>