

CITY OF EMERYVILLE



MEMORANDUM

DATE: March 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – February 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 February meetings:

February 3, 2009:

- *Railroad Quiet Zones.* Staff was directed to develop proposed next steps for future Council discussion.
- *Park Avenue District Advisory Committee.* The City Council reappointed existing members and two new resident members, Kim Steinbacher and Ralph Briskin.
- *Triangle Traffic Calming.* The Council approved the location and layout of bulbouts and crosswalks on Adeline Street with some modifications.

February 17, 2009:

- *Ambassador Housing.* The Redevelopment Agency approved the concept of a 100% affordable rental housing project, and directed staff to draft an amendment to the Exclusive Right to Negotiate with RCD.
 - *Noise Waiver.* The City Council granted a noise waiver to the Public Works Department for the Powell Street Trunk Sewer Replacement. This work will occur between 8 p.m. and 6 a.m. Thursday through Sunday, and will take place this spring or summer.
- **Planning Commission.** The Planning Commission considered the following items at its February 26 meeting:
 - *Housing Element Progress Report.* The Commission commented on the annual progress report on implementation of the Housing Element of the General Plan for Calendar Year 2008, for submittal to the California Housing and Community Development Department (HCD). The Commission directed staff to add the City’s foreclosure workshops to the report, and to provide more information on HCD’s Housing Related Parks Program, which offers grant opportunities for cities that complete the 2008 Housing Element report.

- *Temporary Police Station.* The Commission approved a Conditional Use Permit and Design Review application for the temporary relocation of Emeryville’s Police Department to the corner of Christie Avenue and 64th Street during renovations of the current facility on Powell Street.

- ***City Council and Planning Commission.*** On February 21 a special joint meeting of the City Council and Planning Commission was held to review and discuss the Draft General Plan. The meeting started at 9:00 a.m. and was adjourned at 1:30 p.m. The Mayor made introductory statements and then turned the meeting over to staff and consultants. Staff gave an overview of the General Plan process, and then introduced each chapter of the Draft Plan for discussion. Daniel Iacofano of MIG facilitated the discussions of each chapter. Key topics discussed included: the economic downturn and its implications for the Plan; land use and intensity at the northwest corner of the city; density/intensity and maintaining the character of the older residential neighborhoods; density and height bonuses; habitat protection and restoration; pedestrian priority zones; and language modifications of the section on schools and the Center of Community Life.

- ***General Plan Update Steering Committee.*** The Steering Committee did not meet in February. However, an Executive Committee meeting was held on February 10 to prepare for the February 21 joint meeting of the City Council and Planning Commission.

- ***Park Avenue District Advisory Committee.*** At its February 11 meeting, the committee re-elected officers and heard updates. The former railroad parcel north of Sherwin Avenue will be used as a staging area for the Park Avenue construction, which is expected to begin in May. The Arts and Cultural Center draft strategic plan is on the City website for comment. The Sherwin-Williams cleanup feasibility study should go to public meetings in April.

- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its February 2 meeting, the subcommittee concurred with the Transportation Committee’s idea of placing stop signs on Doyle Street at 62nd Street to slow traffic approaching Doyle-Hollis Park, and recommended contributing \$1,000 to Bike-To-Work Day advertising.

- ***I-80 Pedestrian-Bicycle Bridge Committee.*** At its February 23 meeting, the committee discussed the technically feasible alternatives at 65th Street, for inclusion in a Caltrans Project Study Report. After the report is completed, a public review and environmental review process will occur and a preferred alternative will be selected.

- ***South Bayfront Pedestrian-Bicycle Bridge Committee.*** At its February 6 meeting, the committee discussed access to the bridge, including a lengthy discussion of the “grand staircase” on the west side at Bay Street.

- ***Community Events Committee.*** At its February 10 meeting, the committee reviewed three new applications: Earth Day Celebration 2009, Spring Festival 2009, and Emery Unified School District “Art IS Education” parade.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on February 11, with representatives from the Planning and Building, Economic Development and Housing, Public Works, Police, and Fire Departments, and the City Attorney's Office discussing the following issues:
 - *Doyle Street Internet Café.* DCC members reviewed a proposal for a small Internet café in an existing residence on Doyle Street adjacent to the Townhouse Restaurant. The Building Division and Fire Department staff stated that the applicant should meet with them to ensure that potential structural and safety issues are identified early in the process. Public Works staff commented that they would require the sidewalk to be upgraded to meet ADA standards. It was pointed out that both the existing and proposed parking spaces are sited such that portions of the spaces are located within the public right-of-way. It was suggested that the project could be viewed as a live-work unit. It was noted that clarification is needed regarding hours of operation and the kind of food and beverage services that are being proposed.
 - *I-80 Pedestrian-Bicycle Bridge Approach Options.* The Committee reviewed alternative alignments for the approaches to a bridge at 65th Street on the east and west sides of the freeway. Comments included that there should be an alternative with no at-grade crossing of Frontage Road, the east ramp should go to 65th Street rather than 64th Street, and there should not be an alternative covering Point Emery Park with ramps.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Transit Center.* This proposal for the area north of the Amtrak station 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. Work on an Initial Study/Mitigated Negative Declaration (IS/MND) will begin after the project is more fully defined and site clean-up plans are further developed. On February 9, staff held an internal meeting to discuss the project schedule. A Planning Commission study session is tentatively scheduled for April 23.
 - *Emery Station Triangle.* On January 22, the Planning 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 on the east side of Hollis Street between Powell and 59th Streets. The project involves demolition of an existing 8,589 square foot single story warehouse/ office building and removal of five street trees along Hollis Street, and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. The Commission's approval of the project was appealed by residents of the adjacent Elevation 22 residential project. The City Council will consider the appeal on March 17.

- *Internet Café.* An application for a Conditional Use Permit and Design Review to convert a portion of an existing residence into an Internet café located at 5880 Doyle Street was received. As noted above, the project was reviewed at the February 11 DCC meeting. It is scheduled to be considered by the Planning Commission on March 26.

- *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 scheduled for consideration by the Planning Commission on March 26.

- *1401 Park Avenue.* On February 12, 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. The request is scheduled to be considered by the Planning Commission on March 26.

- *Magnolia Terrace.* An application for an amendment to an existing Conditional Use Permit and Design Review to convert a relocated fourplex building at 4001 Adeline Street was received. The amendment is to allow creation of five independent living units for people with development disabilities, and to remove parking from the project. Staff met with the applicant on February 18 to discuss the project. It is scheduled for the April 23 Planning Commission 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 February, staff prepared a letter of support for state grant funding for the project and solicited a similar letter from ABAG/MTC.

- *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.

- *West Elm Furniture.* On February 27, staff met with the architect for this nearly completed furniture store on "Pad #1" at Bay Street to discuss possible replacements for the portions of the "green screens" that were removed from the design during preparation of construction drawings. It was agreed that a large tree adjacent to the south wall and tall grasses or bamboo in the planter along the west wall would be a suitable solution.

- *Administrative Cases and Activities.*

- *Design Review*

- *76 Gas Station EVR Update, 1700 Powell Street.* A Design Review application to perform the state-required Enhanced Vapor Recovery (EVR) update at the existing 76 Gas Station was submitted on February 26, 2009.

- *Signs*

- *InShape City, 6005 Shellmound Street.* A minor sign application for one new wall sign at the former Maverick's gym was submitted on February 18, 2009.

- *Subdivisions*

- *47th Street Condominium, 1043 47th Street.* A minor subdivision application for a one lot subdivision for two condominiums. The application has informed the city that they will not be pursuing the subdivision at this time (closed).
- *Parcel Map Application, 1001 42nd Street.* An application to merge 5 parcels into 3 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).

- *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 ensure 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).
- *Residence, 1244 54th Street.* Staff received a complaint about a new section of fence between residences that was too tall. Staff has visited the site, verified that the fence height is indeed above what is allowed by the code, and will send a Notice of Violation letter (pending).

- *Advanced Planning Projects.*

- *General Plan Update.* This month work focused on three key efforts:
 - *February 7 Open House.* A community-wide open house was held on Saturday, February 7 at the Top of the Bay banquet room at the Hilton Garden Inn. (This is the same location where the first General Plan community workshop was held in May of 2005.) The purpose of the meeting was to present the Draft General Plan to the community and to invite comments. Each participant was provided with a tabloid newsletter that summarized the key ideas in the Draft Plan. Discussion stations, staffed by Steering Committee members, consultants, and staff, were set up around four informational kiosks (currently displayed in City Hall). Staff gave a slide presentation on the Draft Plan which included photo simulations of changes that could occur in various locations under the parameters of the new plan. Participants were asked to give feedback on comment cards, on “post-its” placed on the kiosks, and during a discussion period following the presentation. The event was very successful. Approximately 150 people attended and the project team received good feedback.
 - *Review of Draft EIR.* An Administrative Draft of the Environmental Impact Report for the General Plan was provided by consultants Dyett and Bhatia. This 350-page document was reviewed by Planning Division and City Attorney’s Office staff over a period of three sessions in February. Comments were compiled in a single document and returned to the consultants for preparation of the Draft EIR, anticipated to be released in about a month.
 - *February 21 City Council and Planning Commission Joint Meeting.* Staff spent considerable time putting together a PowerPoint slide presentation and other materials, and coordinating with consultants and the Executive Committee, to prepare for this special event, which is described in Section I above.
- *Housing Element.* Planning Division and Economic Development staff met on February 10 to discuss a schedule and strategy for finalization of the Housing Element. The schedule foresees a community workshop in March, Planning Commission review and approval in April, and City Council adoption in June.
- *Zoning Update.* Planning Division and City Attorney staff met with consultant Michael Dyett (Dyett and Bhatia) on February 3 to review an annotated outline of the new Zoning Ordinance. Staff provided guidance and instructed Dyett to forge ahead on preparing sections. The team will reconvene in late April to review drafts and prepare for two Steering Committee meetings to be scheduled in late May or June to review regulations on development bonuses and on parking standards.
- *Alternative Transportation Plan.* Nelson\Nygaard completed a Best Practices Report, and is working on memos regarding transportation impact analysis methods and accommodation of buses and bicycles on Horton Street at the Amtrak station.

- *Parks and Recreation Strategic Plan.* An informational meeting for prospective consultants was held on February 4. Five proposals were received by the February 25 deadline, and staff met on February 26 to review them for responsiveness and then sent them to the Parks and Recreation Strategic Plan Ad Hoc Committee for review. The Committee will meet on March 10 to develop a “short list” for interviews on March 18.
- *2010 Census.* The Housing Committee agreed to serve as the Emeryville Complete Count Committee, and staff communicated with Alameda County staff regarding County-wide complete count activities.
- *Significant Buildings List.* Staff began resolving differences between the commercial property database and field locations.
- *Bicycle Boulevards.* Staff began preparing maps and lists of signs for bicycle boulevards on Doyle and 59th Streets.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff responded to clarifying questions regarding a Measure B grant application, attended a meeting of the Alameda County Transportation Improvement Association’s Bicycle-Pedestrian Advisory Committee regarding the applications, and prepared a response to a question on the bridge’s county-wide benefits.
- *I-80 Pedestrian-Bicycle Bridge.* The project team, including City and Caltrans staff and consultants, met at Caltrans offices on February 10 to review the technically feasible alternatives.
- *40th/San Pablo Bus Hub.* Staff attended an on-site meeting called by AC Transit to evaluate the 40th/San Pablo bus hub and suggest ways to improve it. Suggestions included bus shelters and a kiosk.
- *Street Furniture.* Staff met on February 2 to discuss standards for bicycle racks and street lights as part of a citywide catalog of street furniture.
- *North Hollis Area Parking Management Plan.* Staff met on February 2 to discuss WSA’s proposal for a city-wide parking survey.

III. Building Division

- The attached tables summarize the eighth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of February a notable slowing process in development both in permit activity and inspections is indicative of a downturn in the economy. For February a total of 26 permits have been issued, based on a total valuation of about \$374,000 and generating about \$14,000 in fees. During the same period, 480 inspections have been conducted, of which 341 (about 71%) were related to major projects, and 139 (about 29%) 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 and Vue 46 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 and shoring at the Promenade site, 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 has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provide feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of February, the Director of Planning and Building received three questionnaires, all indicating positive and excellent in most categories with no negative responses.
- 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 February included:
 - *Ports America* – 2200 Powell Street, #1200, tenant improvements.
 - *Temporary Police Station* – 6390 Christie Avenue, tenant improvements.
 - *J. Crew* – 5667 Bay Street, tenant improvements.
 - *76 Gas Station* – 1700 Powell Street, Enhanced Vapor Recovery.
 - *Tasty Delights* – 3996 San Pablo Avenue, tenant improvements.
 - *National Holistic Institute* – 5900 Doyle Street, Phase II superstructure.
 - *Bay Street Building A* – 5616 Bay Street, Phase II expansion joint replacement.
 - *Living Hope Christian Center* – 4550 San Pablo Avenue #D, tenant improvements.
 - *California Engineering Contractors* – 5861 Christie Avenue, tenant improvements.
 - *Doyle Street Hollis Park* – 1333 62nd Street.
 - *Pixar* – 1200 Park Avenue, new office building, Phase II superstructure.
 - *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 (weekly) and site visits were held in February 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.
 - *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, 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.
 - *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 February:
 - *West Elm Furniture Store* – 5602 Bay Street. (TCO)
 - *Anza Therapeutic* – 5858 Hollis Street, 3rd floor. (TCO)
 - *Nike Store* – 5664 Bay Street. (CO)
 - *Wingstop* – 4133 San Pablo Avenue. (CO)
 - *Glashauss* – Building 12, Hollis and 65th Streets, retail, podium and 65 residential units. (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 February, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 8 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 14 applications submitted.
- Building Division staff fielded a total of 161 counter contacts and 170 telephone queries in February.

- The Building Division has observed a reduction in inspection requests for February which underscores the economic trend of lessened construction activity. Field inspection staff performed 480 inspections in February and anticipates this trend to continue throughout the remaining fiscal year. This is an average of 168 field inspections per month by the Building Division's three building inspectors (one City staff and two WC³ staff), or 8.4 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

- *CALBO Annual Meeting.* The Chief Building Official attended the 47th California Building Officials Annual Business Meeting held February 2-6 in Monterey. The general session included a welcome by the Mayor of Monterey, Mr. Chuck Della Sala, followed by an in-depth presentation of "Earthquakes: Are We Ready for the BIG One?" including discussion of the most likely areas in California where this will occur, how much damage is anticipated, and what we can do to prepare. In addition to the various building code education modules, classes included the 2007 California Building Code (CBC) accessibility and usability standards; CBC detailed means of egress; green building: local ordinances and the new Title 24; state laws enforced by building departments; building department administration concepts; and improving the professionalism of building departments. The meeting concluded with announcements of the CALBO Board of Directors for the 2009-2010 year.
- *Projections '09.* Staff attended a meeting at the Association of Bay Area Governments (ABAG) on February 9, and provided comments on the draft projections including information on build-out calculations for the Emeryville General Plan.
- *SB 375 Conference.* Staff attended a conference on the recently adopted state law that requires coordinated regional transportation and land use planning to reduce greenhouse gas emissions. The Association for Commuter Transportation (of which the Emeryville Transportation Management Association is a member) and the Metropolitan Transportation Commission sponsored the conference on February 24 at the Joseph P. Bort MetroCenter at 101 Eighth Street in Oakland. Ted Droettboom, ABAG/MTC Regional Planning Program Director, will make a similar presentation at a study session of the City Council on March 17.

- *Focus Forum on Child Care.* Planning Intern Rasha Aweiss attended a conference on planning for child care on February 12. The conference was sponsored by ABAG as part of its Focus series.
- *Abatement of Dangerous Code Violations at Watergate Apartments.* The Building Division and Fire Department with support from Police conducted a code enforcement investigation at #1 Captain Drive #368 on February 5. The investigation resulted in posting a Notice of Violation (NOV) of the dwelling unit and requiring the occupant to vacate the premise until life safety issues were resolved. The code violations included sheetrock removed from fire separation, removal of a smoke detection device, propane tanks utilized as a source of heat, and illegal wiring, and prompted the need for the prompt action of a NOV. The code violations not only affected the immediate occupants of the unit, but the adjacent properties and their occupants as well. Subsequently a licensed contractor with support from the Watergate management obtained the appropriate permits for compliance. On February 13 the violations were abated and the occupant was allowed access to the dwelling unit.
- *Permit Tracking System.* In our continuing quest to develop an automated permit tracking system, staff brought in two vendors for demonstrations of their products in February: PermitSoft on February 23 and BluePrince on February 25. Further demonstrations are planned in the coming months, with the goal of selected a vendor by the end of the fiscal year.
- *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.
- *Collaboration with Finance Department.* The Planning and Building Director and Chief Building Official met with the Finance Director and Accounting Manager on February 12 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, and was a follow-up to the initial meeting held on January 22
- *CPR Training.* The Chief Building Official, Building Permit Technician/Plan Checker, and Assistant Planner attended CPR training in February.

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	12	0	0	0	0	193
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	0	0	0	0	316
Fire	2	14	15	10	5	17	5	1	0	0	0	0	69
MON. TOTALS	97	94	80	87	70	75	49	26	0	0	0	0	
												FISCAL YEARLY TOTAL	578
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	0	0	0	0	6,580,792
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	0	0	0	0	2,438,694
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	352,814	0	0	0	0	70,182,841
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	374,165	0	0	0	0	
												FISCAL YEARLY TOTAL	79,202,327
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	1,834.33	0.00	0.00	0.00	0.00	403,663.58
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00					214.00
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	3,362.51	0.00	0.00	0.00	0.00	538,395.70
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	6,995.44	0.00	0.00	0.00	0.00	253,602.56
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	60.03	0.00	0.00	0.00	0.00	28,737.09
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	774.97	0.00	0.00	0.00	0.00	117,097.03
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	220.00	0.00	0.00	0.00	0.00	103,600.53
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	110.00	0.00	0.00	0.00	0.00	86,023.01
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	76.74	0.00	0.00	0.00	0.00	15,995.84
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	0.00	0.00	0.00	0.00	5,446.43
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	430.37	0.00	0.00	0.00	0.00	174,000.07
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	13,918.71	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	2,042,626

Planning and Building Department

Major Development Projects

February 2009

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 presentations ongoing.						
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 4/23/09.						
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.	PC approved 1/22/09. Appeal by Elevation 22 residents to be considered by CC 3/17/09.			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			
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			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09.			CC - 8/7/07			
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			
Glashaus Townhouses/Parking SE 65th & Hollis Sts.	145 units, retail, and 50 public parking spaces	Final CO for townhouse buildings issued 1/12/09. Final CO for podium building issued 2/13/09.			PC - 12/8/05			

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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
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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 April 23, 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. TCO issued February 3, 2009.</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. Use Permit to use building as temporary Police Department headquarters during renovation of Police station on Powell Street was approved by Planning Commission on February 26, 2009.	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 (510) 235-1170</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 issued on February 13, 2009.</p>	<p>Pulte Homes Mike Kim (925) 249-3280</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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Baker Metal Live-Work 1265 65 th Street 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
Bakery Lofts Phase IV Southeast corner of 53 rd and Adeline Streets UP06-15	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.	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.	John Protopappas Madison Park Financial (510) 452-2944
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>
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
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. Appeal by Elevation 22 residents to be considered by City Council on March 17, 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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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, 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. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10. Community presentations ongoing.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
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