




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: January 1, 2014

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – DECEMBER 2013**

HIGHLIGHTS OF THE MONTH

The proposed Sherwin Williams Urban Village project was reviewed by the City Council at a study session on December 3. The project would redevelop the former Sherwin Williams paint factory site into a mixed-use project with about 460 housing units, 70,000 square feet of office, and 15,000 square feet of retail space.

The Planning Commission held three study sessions on December 12: one on the proposed 260-unit residential project on the “Nady Site” at 6701 Shellmound Street (also reviewed by the BPAC on December 2); another on the proposed “Phase 1B” of the Marketplace Redevelopment Project that includes the relocation of Shellmound Street and construction of a retail/parking structure and a new grocery store; and a third on the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to provide input on ways to improve transit in Emeryville, West Oakland and West Berkeley. A City Council update on the EBOTS project is scheduled for January 21.

A proposed 171-room Hyatt Place Hotel at Bay Street was reviewed by the Development Coordinating Committee on December 11. A Planning Commission study session is scheduled for January 23.

Building permit applications for three previously-approved major development projects were submitted in December. These include “The Intersection” at 3800 San Pablo Avenue, which involves reuse of the existing 25,000 square foot “Maz” commercial building and construction of a new 105-unit rental apartment building and parking structure on the surface parking lot to the east; the 101-unit 39th and Adeline residential project; and the Shell Gas Station Rebuild project at Powell Street and Frontage Road. Construction of all three projects is expected to get underway in 2014. Meanwhile, temporary certificates of occupancy were issued in December for the two remaining Ambassador Housing buildings.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

December 3, 2013

Mayor and Vice Mayor Election. The City Council elected Jac Asher as Mayor and Ruth Atkin as Vice Mayor for the next year, and they were sworn in by the City Clerk.

Sherwin Williams Urban Village Study Session. Resident comments included the following suggestions: that the applicant work with the Emery Go-Round to create a new line to the West Oakland BART station; use of local contractors for construction and creating opportunities for youth training in various trade jobs; reduce density and create east-west breaks in proposed parcels; include townhouses as part of housing mix; concern that open park areas will be in shade; car-share be a project feature; and donate money for the Bayfront pedestrian and bicycle bridge. The Council comments included a suggestion to consolidate all open areas to create one bigger and more usable open area. A concern of having proposed open areas in shade led to the suggestion of a land swap with the City that owns the parcel adjacent to the railroad. The Council also favored the use of local labor for construction and suggested that the applicant look into having labor agreements that would include fair wages and opportunities for youth training. A concern that there may be a wind tunnel effect was expressed. It was also suggested that the project should include a certain percentage of affordable housing units and that the site plan include more east-west connections.

Fees. The Council passed a resolution declaring it to be the policy of the City that any project requiring planning approvals from the Planning Commission or City Council shall be subject to the Traffic Impact Fee, Housing Linkage Fee, Parks Fee, and Government Facilities Fee provided such fees are enacted prior to issuance of a building permit for the project. This will preclude an applicant from attempting to avoid such fees by, for example, filing a Vesting Tentative Map. It already applies in most other circumstances and is therefore not changing the current situation.

Emery Go-Round. The Council had a lengthy discussion, with much public comment, mostly from Watergate residents, about the need for continued Emery Go-Round service, and possible funding mechanisms for future service.

December 17, 2013

Planning Regulations “Clean-Up”. The Council introduced an ordinance to update the penalty provisions in the Emeryville Municipal Code related to the Planning Regulations in Title 9, and to correct a number of typographical errors in the Planning Regulations. Final passage is scheduled for January 21.

Broken Rack Greenway Access Fee Waiver. The Council considered a staff recommendation to waive the \$50,000 Greenway access fee for the Broken Rack billiards hall and bar on Peladeau Street, and instead decided to reduce the fee to \$1,000. A conditional use permit for the Broken Rack was approved by the Planning Commission on September 26, 2013. A minor

conditional use permit for Greenway access, with the \$1,000 access fee set by the City Council, was subsequently approved by the Director of Planning and Building on December 20.

PLANNING COMMISSION

The Planning Commission considered the following items at its December 12 meeting:

6701 Shellmound Residential Development (“Nady” Site). The Commission held a study session to review a proposed 260-unit residential development on a 2.27 acre site at 6701 Shellmound Street. The Commission felt that the design of the building needed to be more distinctive. Some of the suggestions included opening up the courtyard, adding balconies and making open spaces more usable by consolidation. One Commissioner also suggested elimination of non-residential space on the ground level and replacing it with residential units with stoops. It was commented that the project did not take advantage of potential views and that the building needed to be slimmer and taller. The Commission liked the unit-mix and the size of the units. It was suggested that the project improve connections to Aquatic Park to the north and make use of more durable materials.

Marketplace Redevelopment Project, Phase IB. The Commission held a study session to review a proposed Final Development Plan (FDP) for a revised Phase IB of the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. The revised Phase IB would include demolition of the United Artist Theater building and its replacement with interim surface parking; relocation of Shellmound Street to the west; 26,500 square feet of retail space with 4 levels of parking; a 27,300 square foot grocery store; a 1,500 square foot restaurant pad; construction of 62nd Street as a plaza; and construction of a portion of 63rd Street to serve the grocery store. The Commission agreed that the proposed project was in conformance with the approved Planned Unit Development/ Preliminary Development Plan (PUD/PDP). It was agreed unanimously that Shellmound Street should retain bike lanes instead of the proposed “sharrows”. Some of the Commissioners felt that parklets were more useful in “retrofitting” an existing situation; however, in this case, as Shellmound Street is being reconstructed, parklets may not be appropriate. There was a suggestion that the building on Parcel B needed to be broken up and that the west elevation of the garage needed more work. There was a concern regarding the operation of the proposed grocery store and how the circulation and loading would work. It was suggested that the applicant look into obtaining non-retail commercial tenants in addition to the retail tenants. A number of Commissioners commented that they would like to see the plaza be closed to auto traffic. It was noted that, given its location, all four elevations of the grocery store building need to be designed as the “front”. A concern about the workability of the proposed angle of the Shellmound Street was expressed. Overall, it was suggested that the project needs to provide greater attention to pedestrian, bicycle and transit connections and improvements.

Emeryville-Berkeley-Oakland Transit Study. The Commission held a study session to provide input on ways to improve transit in Emeryville, West Oakland and West Berkeley. The Commission identified needed connections and service improvements, offered ideas for efficiency and making room for transit on streets, supported requiring transit passes in new development, and discussed transit funding.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in December; its next regular quarterly meeting will be on February 12.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in December; its next regular quarterly meeting will be on January 22.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its December 2 meeting the BPAC heard a presentation from the developers of the proposed 260-unit residential project on the “Nady Site” at 6701 Shellmound Street. BPAC members reviewed the proposed site plans with particular focus on bicycle access to the parking garage as well as pedestrian access and connectivity throughout the development. The close proximity of the project to Berkeley’s Aquatic Park was noted as an opportunity to improve north-south connectivity along Shellmound as well as park access for Emeryville residents. The possibility of increasing the Emery Go-Round’s range to better serve the Nady site was also raised. Staff is also assisting the BPAC in sending a letter recommending California implementation of the Idaho Stop Law (which would allow bicycles to treat stop signs as yields, and stop lights as stop signs) to the Transportation Committee. Upon approval of the Transportation Committee, the letter will be forwarded to the City Council which may send the letter to California State Legislators and the California Bicycle Coalition.

TRANSPORTATION COMMITTEE

The Transportation Committee did not meet in December. Its next regular monthly meeting will be on January 28.

PARKS AND RECREATION ADVISORY COMMITTEE

The Parks and Recreation Committee did not meet in December. Its next regular monthly meeting will be on January 15.

COMMUNITY EVENTS COMMITTEE

The Community Events Committee did not meet in December.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on December 11 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, and Police departments, the City Attorney’s Office, and the City Manager discussing the following projects:

Hyatt Place Hotel at Bay Street. DCC members agreed that the design needed help and a suggestion was made to hire a design consultant to work with the applicant. It was noted that no information on the operating characteristics of the hotel was provided including the frequency of the use of the meeting room/conference center. The Committee felt that attention was not paid to the hotel's context within the Bay Street development regarding design and circulation of pedestrians and autos. It was noted that the applicant would need to provide a sidewalk on the north side of Christie Avenue between Shellmound Street and the railroad tracks. As the project site lies in the General Plan "Pedestrian Priority Overlay Zone", the sidewalk would need to meet the 12-foot width requirement. The Committee had reservations about the proposed design and its impact on future development of the retail pad along Shellmound Street and development of the "Site B" parcel north of the project site. It was suggested that the applicant provide an interim treatment for the retail pad to the west and provide information on the intended treatment of the northern property boundary of the site adjacent to the vacant "Site B". It was noted that a traffic study and photo simulations would be prepared for the project.

Bike corrals at Prizefighter and Farley's. The process for providing bicycle corrals (bike racks in the street in the area of a former auto parking space) was discussed. The City has a grant to provide a certain number of such bicycle corrals throughout the City.

PLANNING DIVISION

CURRENT PLANNING PROJECTS

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

Hyatt Place Hotel at Bay Street. An application for a study session for a Final Development Plan (FDP) for a 171-room hotel was received on December 3. The project is in accordance with the Preliminary Development Plan (PDP) for the South Bayfront Retail/Mixed Use Project approved by the City Council on September 14, 1999. The project will be reviewed by the Bicycle Pedestrian Advisory Subcommittee (BPAC) on January 6 and by the Planning Commission at a study session on January 23. As noted above, the Development Coordinating Committee reviewed the project on December 11. Staff then met with the applicant to discuss the project, the entitlement process, and DCC comments on December 18.

Sherwin Williams Urban Village. Following the City Council study session on December 3, staff met with the applicants on December 10 to discuss next steps for the project.

Marketplace Redevelopment Project, Phase IB. Staff met with transportation consultants Fehr and Peers on December 6 to discuss the scope of the proposed circulation analysis for the project.

“The Intersection”, 3800 San Pablo Avenue Mixed Use Project (“Maz” Building). On December 9, staff met with the applicant for this project to reuse an existing 25,000 square foot commercial building and to construct a new 105-unit rental apartment building and parking structure on the existing surface parking lot to the east that was approved by the Planning Commission on August 22. They indicated that they intended to apply for a building permit before the end of the year, and a building permit application was, in fact, submitted on December 24.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Ocean Avenue Rehab, 1259B Ocean. A Minor Design Review permit for renovations and related landscape improvements was approved on December 6.

Grocery Outlet Headquarters Façade Improvements, 5650 Hollis. A Minor Design Review permit for exterior building improvements was approved on December 30.

Signs

Public Market Identification Signs, 5959 Shellmound Street. A Major Sign permit for new Public Market identification signs was submitted on December 2, and is scheduled to be considered by the Planning Commission on January 21.

Subdivisions

Commercial Condominiums, 1555 Park Avenue. A subdivision permit for commercial condominiums was submitted on September 30 (pending).

Temporary Use Permit

Christmas Tree Lot, northeast corner of Christie Avenue and Shellmound Street. A Temporary Use Permit for a Christmas tree lot was approved on December 6.

Conditional Use Permit

Hair Salon, 4367 Adeline Street. A Minor Conditional Use permit for a hair salon was submitted on December 12 (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Continuing work on this study funded by the Federal Transit Administration through Caltrans, staff reviewed a draft economics report, responded to post-meeting questions from the Policy Advisory Committee, picked up and distributed free copies of Reconnecting America’s book *Street Smart: Streetcars and Cities in the Twenty-First Century*, reviewed a summary of questionnaire responses, updated the webpage at <http://www.emeryville.org/ebots>, contacted MTC staff and Gateway Park

consultants about an access shuttle proposed for Gateway Park at the Bay Bridge touchdown, summarized Planning Commission comments, drafted a Council staff report for January 21, and exchanged emails with the consultant regarding options analysis.

Housing Element. Staff began contract negotiations with PMC, a consulting firm that specializes in housing elements, to complete the Housing Element on schedule. This contract will be presented to the City Council on January 21.

Design Guidelines – Family Friendly Housing. Staff emailed comments from two architects to Economic Development and Housing staff and scheduled a working meeting in January.

Adapting to Rising Tides. Staff attended the wrap-up webinar for this sub-regional pilot study staffed by the San Francisco Bay Conservation and Development commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA) to begin planning for sea level rise in the corridor between Emeryville and Hayward. BCDC will now assist adaptation projects including an Amtrak Capitol Corridor assessment of vulnerable spots on their rail corridor; an assessment of transportation vulnerabilities at the Bay Bridge touchdown in Oakland with MTC, BART and Caltrans funded by the Federal Highway Administration; a regional housing and community multi-hazard risk assessment with the Association of Bay Area Governments (ABAG); and the Resilient Shorelines Initiative with ABAG and the Coastal Conservancy.

Significant Structures. Staff scheduled review of the draft ordinance in January, for presentation to the working group in February.

ABAG PDA Meeting Notes. Staff reviewed and offered comments to ABAG on their notes on the meeting held in October in Berkeley on planning for development of Priority Development Areas in Berkeley and Emeryville.

Capital Improvement Program. On December 3, 9, and 16, Planning Division staff met with the Finance, Public Works, and Economic Development and Housing Departments and the City Manager to continue developing the draft Capital Improvement Program.

Measure B. On December 5, staff from the Planning Division, Public Works, and Economic Development and Housing Departments briefed the City Manager on Emeryville's projects and programs that are included in Regional Measure B. This measure lost by a slim margin in the November 2012 election and is expected to appear again on the November 2014 ballot with the same list of projects.

Grant Application Support. Staff provided information on submittal of the Housing Element and General Plan Annual Reports to the State, for use in a grant application for housing-based park funding.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

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

- **Permits Issued:** 37
- **Total Valuation:** About \$3 million
- **Fees Collected:** About \$345,000
- **Inspections:** 797
 - Major projects: 413 (52%)
 - Other: 384 (48%)
- **Fast Track Plan Check:**
 - Same day: 8 applications
 - Within 2 weeks: 11 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 135
 - Telephone inquiries: 117

Major Projects Under Construction

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

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

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

- **Bridgescourt Apartments** – 1221-1231 and 1321-1331 40th Street.
- **Andante** – 3996 San Pablo Avenue.
- **Liquid Sugar** – Liquid Sugar Drive, 65th and 66th Streets.
- **Avenue 64** – 6399 Christie Avenue.
- **Elevation 22** – Loop 22 and Powell Street.
- **Emery Glen** – 6200 Doyle Street.

Anticipated Major Development Projects

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

- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **Bay Street Site A Project** – 5700 Bay Street; hotel and retail.
- **Emery Station West @ Transit Center** – 59th and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

Pre-Submittal Meetings

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

- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **Sheraton Four Points** – 1603 Powell Street; remodel lobby, dining, bar and meeting rooms.
- **Novartis CMF, Phase II** – 1403 Stanford Avenue; interior demolition, exterior upgrade.
- **Bridgework Apartments** – 1231 40th Street, Unit 319; framing at exterior wall and deck.
- **1033 47th Street** – underpinning, foundation (code enforcement).
- **1499 67th Street** – replace/repair damages roof trusses.
- **Grocery Outlet** – 5650 Hollis Street; interior demolition.
- **Broken Rack** – 5768 Peladeau Street; tenant improvements.
- **9 Commodore Drive, A314** – bathroom remodel.
- **5521 Doyle Street** – reroof.
- **1261 64th Street, Apartment A and C** – bathroom remodels.
- **PG and E** – 4525 Hollis Street; install two 30 foot light poles.
- **AAA** – 1900 Powell Street; install power/cable for work stations.
- **1900 Powell Street** – private sewer lateral replacement.
- **2200 Powell Street** – private sewer lateral replacement.
- **4770 San Pablo Avenue** – private sewer lateral replacement.
- **4333 San Pablo Avenue "A"** – private sewer lateral replacement.
- **4369 Adeline Street** – private sewer lateral replacement.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Liquid Sugar Building A** – 1245–1283 66th Street; construction defect repairs.
- **Elevation 22 (Buildings 1-12)** – Loop 22 and Powell Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.

- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

Construction Meetings

Construction meetings (weekly) and site visits were held in December for the following projects:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets. TCO granted for Buildings A, B and C.
- **Marketplace Redevelopment Phase 1A** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Bakery Lofts IV** – 53rd and Adeline Streets; 18 residential units, retail space.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Grocery Outlet** – 5650 Hollis Street; tenant improvements, demolition.

Projects Completed or Nearing Completion

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

- **Center for Investigative Reporting** – 1400 65th Street, Suite 200 (TCO)
- **Ohashi Design Studio** – 5895 Doyle Street (TCO)
- **Ambassador Apartments (Buildings B and C)** – 3610 Peralta Street (TCO)
- 30 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

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

Customer Feedback Questionnaire

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

ADMINISTRATION/OTHER

Adoption of 2013 California Building and Fire Codes. On January 1, 2014, California's new building codes go into effect across the state, including the City of Emeryville, as adopted by the City Council in November. The Building Division and Alameda County Fire Department have been working for the last several months in amending the model codes for the adoption process. All development projects and permit applications that are submitted on or after January 1, 2014 must comply with the updated codes. The new 2013 California Building Standards Code, which applies to nearly all commercial and residential structures in California, makes significant changes to California's Energy Code, Building Code, Green Building Code, and Plumbing Code. Changes to the California Energy Code include additions and amendments to the energy and water efficiency standards for buildings, including residential, nonresidential, high-rise residential, hotel and motel buildings. The 2013 Energy Code has been extensively rewritten to conform with California's policy that all new residential buildings by 2020, and all new commercial buildings by 2030, have a "zero net energy" footprint. New accessibility standards will extensively revise the Building Code in order to harmonize state standards and those set forth in the Americans with Disabilities Act (ADA). The standards apply to a broad category of buildings, including publicly funded buildings, structures, sidewalks, curbs and related facilities; privately funded public accommodations and commercial facilities; and public housing and private housing available for public use. With regard to the Green Building Code, generally, newly constructed low-rise residential buildings will need to meet or exceed the requirements of the California Building Energy Efficiency Standards. Nonresidential, high rise residential and hotel/motel buildings will also need to meet or exceed the requirements of the California Building Energy Efficiency Standards. For more information, please contact the Emeryville Building Division.

Cost Recovery. Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on December 4 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on December 19, and discussed Housing Related Park Grants, Brownfields, Caltrans, Beverage Recycling, and other grant opportunities to be evaluated, and the management of grants that have been awarded to the City.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over three years, since September 2, 2010, and the CodeTRAK and GIS components "went live" on March 19. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on December 12 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Three planning staff members met with Information Technology staff to begin developing a mailer application

that can produce address labels for property owners and renters within a given distance of a proposed project. Staff began identifying multi-family rental residential complexes.

Office Cleanup Day. On Friday, December 13, the Planning and Building Department held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event.

Holiday Lunch. On December 10 the Planning and Building Department staff celebrated the holidays with lunch at Hot Italian at the Public Market. This was an opportunity to celebrate the accomplishments of 2013 and look forward to an even more productive year in 2014.

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

Planning and Building Department
Major Development Projects
December 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 260 units Retail - 3,010 s.f. ±	PC study session 12/12/13.	████████					
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13.	████████					
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13. CC study session 12/3/13.	████████					
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved EAH Housing as developer on 10/15/13.	████████					
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - approx. 170 rooms	PC study session 1/23/14.	████████					
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan to be prepared for former Redevelopment site per State law.	████████					
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.	████████████████					
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing 7/25/13; approved 8/22/13.	████████████████		PC - 8/22/13			
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.	████████████████		PC - 6/24/10			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC to consider DA on 1/21/14 to lock in approvals for five years.	████████████████		CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.	████████████████		PC - 8/27/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
3800 San Pablo Mixed Use ("Maz") NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC approved 8/22/13. Building permit application submitted 12/24/13.			PC - 8/22/13			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13. Building permit application submitted 12/27/13.			PC - 6/27/13			
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit application received 8/6/13. Approval pending easement to exit on Spur Alley.			PC - 12/13/12			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved second extension on 12/18/12. Building permit application submitted 12/13/13.			CC - 1/20/09			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade issued 11/26/13. Bldg permit application for TI received 11/13/13.			PC - 9/26/13			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13.			CC - 5/19/11			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	TCO for Building A issued 11/6/13. TCOs for Buildings B and C issued 12/3/13.			PC - 12/10/09			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	TCO issued 8/9/13.			CC - 11/20/07			

Glossary of Abbreviations:

CBO = Chief Building Official
 CC = City Council
 CEQA = California Environmental Quality Act
 CO = Certificate of Occupancy
 CUP = Conditional Use Permit
 DA = Development Agreement
 DDA = Disposition and Development Agreement
 DEIR = Draft Environmental Impact Report
 DPB = Director of Planning and Building
 DR = Design Review
 EIR = Environmental Impact Report
 EUSD = Emery Unified School District
 FDP = Final Development Plan
 FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
 HQ = Headquarters
 IS/MND = Initial Study/Mitigated Negative Declaration
 MEP = Mechanical, Electrical, and Plumbing
 OPA = Owner Participation Agreement
 PC = Planning Commission
 PD = Police Department
 PDP = Preliminary Development Plan
 PUD = Planned Unit Development
 RA = Redevelopment Agency
 RFP = Request for Proposals
 TCO = Temporary Certificate of Occupancy
 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			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item will go to City Council with no recommendation from the Commission. To be considered by City Council on January 21, 2014.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002	New hotel of approximately 170 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)	Community meeting to be held January 7, 2014. Planning Commission study session scheduled for January 23, 2014.	Conrad Garner Ensemble Hotel Partners (562) 435-4857
Bay Street - Site B Shellmound/Powell/railroad	Site plan being developed.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. To be included in Property Management Plan for former Redevelopment Agency property as required by State law.	Helen Bean Economic Development and Housing Department (510) 596-4355
3800 San Pablo Avenue Mixed Use Project (Maz) UPDR13-001	Renovation of former "Maz" building for 21,640 square feet of retail use, and construction of a new 65', 5-story, 100-unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.	Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application on December 24, 2013.	Greg Pasquali Holliday Development (510) 588-5134

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase IB – Shellmound Street between Shellmound Way and 64th Street FDP13-001</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Planning Commission study session held December 12, 2013. Pre-submittal meeting with Building Division held on November 12, 2013.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Sherwin Williams Urban Village 1450 Sherwin Avenue PUD13-001</p>	<p>Redevelopment of former paint factory site for approximately 460 housing units, 70,000 s.f. of office, and 15,000 s.f. of retail space, plus 2 acres of public open space.</p>	<p>Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013.</p>	<p>Joe Ernst srmErnst Development Partners (510) 219-5376</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>
Nady Site 6701 Shellmound Street UPDR13-004	Redevelopment of former industrial site for approximately 260 housing units and 3,010 s.f. of retail space.	Planning Commission study session held December 12, 2013.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
RESIDENTIAL AND LIVE-WORK PROJECTS			
Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction.	Peter Solar Equity Residential (415) 447-2690

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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>
3706 San Pablo Avenue	Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland being drafted proposing that Emeryville take the lead on planning and building permits.	Catherine Firpo Economic Development and Housing Department (510) 596-4354
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012. TCO granted for Building A on November 6, 2013. TCOs for buildings B and C were granted on December 2, 2013.	Resources for Community Development Lihbin Shiao (510) 531-9911

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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>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland approved demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011. Issued Building Permit on May 9, 2012 when fees paid. TCO issued on August 9, 2013.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy.</p>	<p>Seth Krubiner (415) 602-3326</p>

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

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013. Approval is pending easement to use Spur Alley for exiting.	Craig Payne Pixar Animation Studios (510) 922-3090
Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. On April 2, 2013, City Council passed resolution deleting path from General Plan. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012. Exterior play area work completed on September 21, 2012. Received building permit application for Phase 2 on October 23, 2012. Issued building permit for Phase 2 on January 22, 2013. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013.	John Horsh (510) 872-6182

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Shell Gas Station Rebuild 1800 Powell Street UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013.</p>	<p>Muthana Ibrahim M I Architects, Inc. (925) 287-1174</p>
<p>Broken Rack 5768 Peladeau Street UPDR13-003</p>	<p>Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.</p>	<p>Planning Commission approved September 26, 2013. Received building permit application for seismic upgrade on October 29, 2013 and permit was issued on November 26, 2013. Received building permit application for tenant improvements on November 13, 2013. City Council approved reduction of Greenway access fee from \$50,000 to \$1,000 on December 17, 2013. Director of Planning and Building approved minor conditional use permit for Greenway access on December 20, 2013.</p>	<p>Marilyn and Wayne Boucher (510) 652-9808</p>

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	TOTAL
PERMITS ISSUED													
Building Permits	21	34	9	24	19	13							120
Plumb., Elec., Mech.	27	44	14	40	26	21							172
Fire	10	11	4	5	10	3							43
MON. TOTALS	58	89	27	69	55	37	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	335
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027							\$7,539,330
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600							\$2,416,801
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964	\$694,263							\$20,402,019
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$2,978,890	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$30,358,150
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99	\$6,238.47	\$15,955.67							\$158,606.17
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00							\$1,415.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70	\$3,191.13							\$31,713.71
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56	\$120,323.10							\$328,224.87
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71	\$135,636.01							\$565,036.48
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65	\$43,194.46							\$102,328.39
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04	\$5,484.24							\$47,976.58
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04	\$3,902.42							\$31,204.74
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94	\$2,998.72							\$29,854.84
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89							\$5,729.68
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66							\$2,348.18
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09	\$4,730.10							\$58,387.64
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00	\$0.00							\$13,509.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$0.00							\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$0.00	\$0.00	\$0.00							\$18,755.54
School	\$1,132.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$1,132.70
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00	\$1,538.39							\$57,365.19
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00	\$7,236.00							\$29,451.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$345,141.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,494,653.55

BUILDING DIVISION INSPECTION LOG FY 13/14

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												TOTAL
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	77%	211	167	198	235	166	31							1008
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	93%	70	5	3	3	2	3							86
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25	35	30	14	21							165
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	0%	0	0	5	10	11	23							49
CITY STORAGE	\$5,718,304	22-Oct-13	0%				0	2	10							12
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0							0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	40%	43	36	15	25	28	33							180
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	30%	177	155	133	150	161	170							946
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	33%	159	134	122	135	125	119							794
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	15%	0	25	15	15	11	3							69
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376							2048
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3	2	8							72
				1096	989	765	971	811	797							
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																5,429