




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: February 1, 2014

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – JANUARY 2014**

HIGHLIGHTS OF THE MONTH

The proposed 171-room Hyatt Place Hotel at Bay Street was presented at a community meeting on January 7 and reviewed by the Bicycle/Pedestrian Advisory Subcommittee on January 6 and by the Planning Commission at a study session on January 23. A general sentiment was expressed that the quality of the design needs to be improved; staff has hired design consultant Sudhish Mohindroo to assist in this effort.

The Bakery Lofts IV residential project at Adeline and 47th Streets received its final certificate of occupancy on January 7, bringing yet another project to the “finish line”. Meanwhile, several new small businesses were approved along Adeline Street, including a hair salon in the vacant retail space at 4367 Adeline Street, a new restaurant in the former Café Biere space at 3986 Adeline, and a coffee shop in the ground floor retail space of Key Route Lofts at the corner of Yerba Buena Avenue. The City Storage project, renovating an old brick industrial building at 40th and Adeline Streets, is under construction, and two new 100-unit residential projects at 39th and Adeline Streets have building permits pending. All of this development activity has brought substantial investment to the Adeline Street corridor.

At its January 21 meeting, the City Council approved the first reading of an ordinance for a Development Agreement that will extend the planning entitlements for the EmeryStation West/Transit Center project for five years, until 2019.

The data-gathering phase of the Emeryville-Oakland-Berkeley Transit Study (EBOTS) was completed in January with a presentation to the City Council. The project will now move into development of alternatives. Staff met with planners from Oakland who are working on a similar study of the Broadway shuttle and agreed on ways to coordinate the two studies, including future joint meetings.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

January 21, 2014

State of the City. The Mayor gave the annual State of the City address, laying out her vision for the direction of the City in the coming year.

Contracts. The Council approved three consultant contracts for the Planning and Building Department on the consent calendar, including environmental review for the 6701 Shellmound Street project by Urban Planning Partners, a traffic analysis for Phase IB of the Marketplace Redevelopment Project by Fehr and Peers, and production management of the Housing Element by Pacific Municipal Consulting (PMC).

EmeryStation West (Transit Center). The City Council approved two resolutions and an ordinance to ensure the completion of this project, which was approved by the Council in February 2010. One resolution was for an agreement for public improvement funding between the City and Wareham; the second resolution was for an environmental remediation and escrow agreement between the City, Wareham, and CBS; the ordinance was for a Development Agreement (DA) between the City and EmeryStation Associates LLC. The DA locks in the entitlements for an additional five years, until 2019; final passage is expected at the February 4 meeting. The Planning Commission reviewed the DA on October 24 and forwarded it to the City Council without a recommendation, on a vote of 2 ayes, 2 noes, 2 abstentions, and 1 absent.

Emeryville-Berkeley-Oakland Transit Study. The Council had a briefing and provided comments on this study of ways to improve transit in Emeryville, West Oakland and West Berkeley. This concludes the data gathering phase of the study, which will now move into development of alternatives for future consideration by the Planning Commission and City Council.

PLANNING COMMISSION

The Planning Commission considered the following items at its January 23 meeting:

Public Market Identification Signs. The Commission approved a Major Sign Permit application to replace two existing identification signs at the east and north entrances of the Public Market at 5959 Shellmound Street.

Planning Regulations Amendment for Emergency Shelters, Supportive Housing, and Transitional Housing. The Commission considered an amendment to the Planning Regulations to add standards for Emergency Shelters and to modify the table of “Uses Permitted, Conditionally Permitted and Prohibited” to make the regulations for Supportive Housing and Transitional Housing consistent with those for other residential uses, as required by state law. The Commission unanimously approved the amendment and voted to recommend that the City Council adopt it. It is tentatively scheduled for City Council consideration on March 4.

Hyatt Place Hotel at Bay Street. The Commission held a study session to review a proposed Final Development Plan for a six story, 171-room hotel in accordance with the Preliminary Development Plan (PDP) for the South Bayfront Retail/Mixed Use Project (Site A) approved by the City Council on September 14, 1999. The Commission was particularly concerned about vehicle circulation and the potential spillover and congestion that could occur as a result of this development. They noted that the traffic study should take a close look particularly at whether two entrances and exits were necessary. The Commission felt that the design of the building needed to be more distinctive and that its general character was “suburban” with lack of verticality and lack of hierarchy within design features and materials. They agreed with the suggestions made in a memo by Sudhish Mohindroo, the City’s design consultant. In addition, the Commissioners felt that the use of ground floor space needed to be revised such that the proposed outdoor space was integrated with the lobby and the café/bar area. Active uses along Christie Avenue were emphasized. The Commission did not feel strongly about requiring the sidewalk fronting the hotel to be as wide as 12 feet. However, it was noted that a wide sidewalk would be necessary in front of the retail pad to the west. There was also a suggestion that the retail pad be cleaned up in the interim. It was suggested that all public bike parking be on Christie Avenue near Bay Street. A green roof on the second level was suggested and some reservations were expressed about the proposed roundabout.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

COMMUNITY PRESERVATION COMMITTEE

At its January 22 meeting, the committee heard an update on graffiti abatement for chronic problem areas and reviewed the key properties list.

PARKS AND RECREATION ADVISORY COMMITTEE

At its January 15 meeting, the Parks and Recreation Advisory Committee discussed use of Temescal Park tree limbs, future Adeline entrance and potential rest rooms; Point Emery stabilization, possibly with an oyster reef; and use of Tom Bates Fields near Gilman Street in Berkeley. The next meeting time was changed to Monday, February 10.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At the January 8 meeting of the Economic Development Advisory Committee, the Planning and Building Director presented a draft of an informational brochure for small businesses, which was prepared at the direction of the Committee at their October 2013 meeting. Committee members made a number of useful comments, and requested to see the final brochure when it is ready.

TRANSPORTATION COMMITTEE

At its January 28 meeting, the committee considered a requests for speed bumps on 65th, 66th, and 67th Streets; designation of taxi stands throughout the city, and a yellow loading zone on Ocean Avenue.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its January 6 meeting the BPAC reviewed a proposal to hold a shared Oaklavia event. Oaklavia is a non-commercial event that closes streets in a looped route to provide walking, bicycling, and recreation opportunities. Traffic management and event access considerations were discussed. The BPAC voted unanimously to support the event by forming a subcommittee to engage the Emeryville City Council and liaison with the Oaklavia planning organization.

The BPAC also reviewed the proposed Hyatt Place Hotel at Bay Street and commented that a sidewalk on the north side of Christie Avenue between Shellmound Street and the railroad tracks should be included as part of the project and that the sidewalk, even if on private property, should function as a public sidewalk. The site was seen as an appropriate area for a car share program. Given the project's close proximity to the Bay Trail, the Subcommittee felt that the hotel should include a bike rental or bike share facility. The Subcommittee also felt that the number of short and long term bicycle racks should be twice the City requirement. They suggested that the traffic report closely study the Bay Street and Christie Avenue intersection as this was particularly dangerous for bicycles making a left onto Christie Avenue from Bay Street. It was suggested that the hotel include a shuttle service as some other hotels do for their patrons.

COMMUNITY EVENTS COMMITTEE

The Community Events Committee met in January to review several applications for events at Emeryville facilities.

DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for January 15 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

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 January are discussed below.

Hyatt Place Hotel at Bay Street. A community meeting on this proposal for a 171-room hotel was held in the Bay Street community room on January 7. Approximately 15 people attended, including Commissioners Cardoza, Donaldson, Keller and Tann, and Councilmember Davis. A number of thoughtful comments were made, mostly about the need for a better design for the building. On January 13, staff met with our design consultant, architect Sudhish Mohindroo of SZFM design, to discuss possible improvements to the project. A conference call was held with the applicant and his architect on January 21 to discuss Mr. Mohindroo's ideas. As noted above, these ideas were also discussed at the Planning Commission study session on January 23.

Sherwin Williams Urban Village. Staff met with the applicant and a proposed new equity partner on January 15 to review the entitlement process for the project. No further information has been forthcoming from the applicant concerning the design of the project since the December 3 City Council study session.

Marketplace Redevelopment Project, Phase IB. Staff met with transportation consultants Fehr and Peers on January 27 to discuss the circulation analysis for the project.

6701 Shellmound Street Project (“Nady Site”). On January 23, staff and our CEQA consultant met with the applicant and their attorneys to discuss the CEQA review for the project.

Emeryville Center of Community Life. This project, which will co-locate the elementary and secondary schools and accommodate the City’s community services and recreation programs on the Emery Secondary School site, was approved by the Planning Commission on August 22, 2013. On January 7, the Planning and Building Director joined the Public Works and Community Services Directors for the monthly meeting with the Emery Unified School District staff, architect, and construction team working on the project. Building permit drawings will be provided to City staff for review prior to issuance by the Division of the State Architect (DSA), and an annotated version of the Planning Commission’s conditions of approval will be provided, indicating how all conditions are being met. The building permit application is currently under review by DSA, and construction is expected to begin in the spring. Meanwhile, a demolition permit has been issued and most of the existing buildings have been demolished.

1421 Park Avenue. On January 30, staff met with the owner of this property and his architect to discuss its development potential. The 29,000 square foot parcel is midblock between Holden and Horton Streets on the south side of Park Avenue and currently has six live-work units and other office and light industrial uses.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

TelePacific Communications, 1603 Powell Street. A Major Design Review permit to legalize existing antennas on the roof of the Sheraton Four Points hotel was submitted on January 6, and is tentatively scheduled for consideration by the Planning Commission on February 27.

Kohana Coffee, 1265 67th Street. A Minor Design Review permit for exterior building improvements was approved on January 24.

Signs

Public Market Identification Signs, 5959 Shellmound Street. A Major Sign permit for new Public Market identification signs was approved by the Planning Commission on January 23.

Scarlet City Roasters Coffee Shop Signs, 3960 Adeline Street. A Minor Sign permit for new signs for this coffee shop on the ground floor of the Key Route Lofts was approved on January 31.

Subdivisions

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

Conditional Use Permits

Hair Salon, 4367 Adeline Street. A Minor Conditional Use permit for a hair salon was approved on January 27.

Restaurant, 3986 Adeline Street. A Minor Conditional Use permit for a restaurant was approved on January 27.

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Continuing work on this study funded by the Federal Transit Administration through Caltrans, staff met with Oakland staff on January 28 to coordinate with their Broadway transit study, which includes investigation of an extension to the MacArthur BART station. Staff also attended a meeting of the Emeryville Transportation Management Association to request input; completed an invoice/quarterly report package for Caltrans; reviewed draft transit options; sent out the Technical Advisory Committee packet for their February 5 meeting; and sent a sketch to the consultants to help them evaluate an idea for crossing the railroad tracks. Further information is at the study website: <http://www.emeryville.org/ebots>.

Housing Element. Following City Council approval of her contract on January 21, Kim Obstfeld of PMC started work on January 23. She has met with Planning staff and Economic Development and Housing staff, assigned tasks to interns, drafted a project schedule and outreach strategy, and prepared a staff report for the Housing Committee meeting on February 5. Staff compiled a set of outreach lists.

Design Guidelines - Family Friendly Housing. Staff scheduled a meeting with Economic Development and Housing staff to integrate architects' comments.

Significant Structures. Staff discussed edits to the draft ordinance, to include a matrix of features to be retained and a density bonus for preservation of off-site structures.

Capital Improvement Program. On January 6 and 13, 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.

Park Avenue District. Staff worked with other departments and an arborist, and performed field work and cost calculations, to address requests from the Park Avenue District Advisory Committee regarding palm trees, banners, and murals, in preparation for the committee's next meeting on February 12.

Allocation of Growth to Traffic Analysis Zones. Staff allocated projected residential and employment development to Traffic Analysis Zones and sent the allocations to the Alameda County Transportation Commission for use in the Countywide Traffic Model.

Park Photos for Magazine Article. Staff sent photos of Doyle Hollis Park to Landscape Architecture Magazine for an article on parks in the San Francisco Bay Area.

Countywide Pedestrian-Bicycle Working Group. Staff attended this meeting on January 15 in Oakland. The group heard about Alameda's Cycle Track design process, the State Active Transportation Funding Program, a Complete Streets requirement for General Plan Circulation Elements, and California Environmental Quality Act transportation analysis reform.

General Plan Annual Report. Staff worked with Economic Development and Housing staff and researched Public Works progress reports to complete the Housing Element section of the annual report, for Housing Committee review on February 5.

Emery Go-Round Support. Staff participated in an interdepartmental effort to complete development projections with square footages of future projects, and provided information on transportation mode split for Emeryville residents and commuters.

City News and Activity Guide. Staff developed a list of articles for the next issue.

Powell-Stanford Greenway. On January 6, Planning Division staff participated in an interdepartmental review of the 65% design drawings for this next segment of the Greenway from the Powell/Hollis intersection to the Stanford/Peladeau intersection.

Traffic Facilities Impact Fee (TIF) Update. At the direction of the City Council, the Traffic Impact Fee update is being considered in conjunction with the proposed park/public facilities fee and affordable housing in-lieu fee in order to assess the total impact fee burden on development, and to compare our total development fees to those of other cities. On January 15, Planning staff met with Economic Development and Housing staff to coordinate the development and processing of these fees. The Traffic Impact Fee is to be considered by the Transportation Committee, the park/public facilities fee will be considered by the Parks and Recreation Advisory Committee, and the affordable housing in-lieu fee will be considered by the Housing Committee. All three fees will then be considered by the Economic Development Advisory Committee, to be followed by study sessions of the Planning Commission and City Council, prior to City Council consideration of adoption.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the seventh 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 January:

- **Permits Issued:** 61
- **Total Valuation:** About \$2.8 million
- **Fees Collected:** About \$73,000
- **Inspections:** 870
 - Major projects: 421 (48%)
 - Other: 449 (52%)
- **Fast Track Plan Check:**
 - Same day: 8 applications
 - Within 2 weeks: 15 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 208
 - Telephone inquiries: 154

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 and have final certificates of occupancy pending.
- **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; final certificate of occupancy issued January 7.
- **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.
- **Shell Gas Station Rebuild** – northwest corner of Powell Street and Frontage Road; rebuilt gas station, convenience store and car wash.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building.
- **Bay Street Site A Project** – 5700 Bay Street; hotel and retail.
- **EmeryStation 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 January. 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.
- **CCD Innovation** – 1201 Park Avenue; tenant improvements, office, kitchen, accessibility.
- **Verizon at Public Storage** – 6501 Shellmound Street; antenna replacement, add radio units and surge protection.
- **Broken Rack** – 5768 Peladeau; tenant improvements.
- **7 Commodore Drive Building A** – Replace interior guard rails at five buildings.
- **3 Commodore Drive Building B** – Replace interior guard rails at five buildings.
- **7 Captain Drive Building C** - Replace interior guard rails at five buildings.
- **4 Commodore Drive Building D** – Replace interior guard rails at five buildings.
- **8 Captain Drive Building E** - Replace interior guard rails at five buildings.
- **Rocket Software** – 2200 Powell Street, 9th floor; tenant improvements.
- **Dohmen** – 2200 Powell Street, 8th floor; tenant improvements.
- **1259 Ocean Avenue, Unit B** – remodel existing building, new foundation.
- **Aspera** – 5900 Hollis, unit E; break room remodel.
- **4512 Hollis Street** – emergency plumbing repair for water main.
- **6363 Christie Avenue, Unit 823** - tub shower replacement.
- **7 Captain Drive, Unit C407** – tub shower replacement.
- **Denny's** – 1776 Powell Street; code enforcement, work without permits, tenant improvements.
- **3 Admiral Drive, Unit F361** – kitchen, bathroom remodel, window replacement.
- **Uniqlo** – 5606 Bay Street; code enforcement, work without permits, electrical.
- **Archstone** – 6401 Shellmound Street; electrical for PV solar.
- **1075 45th Street** – service upgrade.
- **1719 64th Street** – replace gas line.

- **1265 67th Street** – private sewer lateral replacement.
- **5895 Doyle Street** – private sewer lateral replacement.
- **5515 Doyle Street** – private sewer lateral replacement.
- **98 Emery Bay Drive** - private sewer lateral replacement.
- **1001 47th Street** – private sewer lateral replacement.
- **6399 Christie Avenue** – private sewer lateral replacement.
- **Bridgework Apartments** –1221-1231 40th Street, Building 2; private sewer lateral replacement.
- **Bridgework Apartments** – 1321-1331 40th Street, Building 1; private sewer lateral replacement.
- **1052 48th Street** – 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 January for the following projects:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets. Certificates of Occupancy pending 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. Certificate of Occupancy issued January 7.
- **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.

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 January:

- **Bakery Lofts IV** – 18 new residential units at 4700, 4800, 5000 and 5200 Adeline Street (CO)
- **Select Comfort** – 5683 Bay Street, Building D (CO)
- 13 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

- 2 graffiti cases, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 1 Building Code related case (work without permits).
- 12 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 January one questionnaire was received, indicating positive and excellent in all categories.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On January 24, the Planning and Building Director hosted the monthly meeting of the Alameda County Planning Directors at Hayward City Hall. Scott Peterson of the East Bay Economic Development Alliance gave a presentation about the East Bay Broadband Consortium. Tim Liao of San Leandro led a discussion about coordinating future joint meetings of the Alameda and Contra Costa County Planning Directors. Kara Vuicich of the Alameda County Transportation Commission gave updates on SB 743 concerning replacing “Level of Service” (LOS) as a metric for measuring transportation impacts under CEQA; Plan Bay Area implementation efforts; and the Transportation Expenditure Plan for Measure B, the sales tax measure that will be on the November 2014 ballot. Planning Directors then shared information on planning activities in their cities. The next meeting has been scheduled for February 28, to be hosted by the City of Fremont.

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai led a conference call on January 14 for the State APA Inclusion Committee and a conference call January 8 for the National APA International Division concerning restarting of the International Planner Exchange Program. As a Board member of the Northern California APA section, she also attended the annual APA Board retreat on January 25 in Oakland.

Florida Delegation. On January 23, the Planning and Building Director and Economic Development and Housing Director hosted a delegation from Florida led by consultant Daniel Iacofano of MIG, and provided information about Emeryville’s history and development issues, including the Emeryville-Berkeley biotech cluster. The group included representatives from the University of Florida, Plum Creek Timber, the Gainesville Chamber of Commerce, a former Mayor of Gainesville, and several consultants. Plum Creek is one of the largest landowners in Florida, and is exploring development of a new community in the “greenfields” of Alachua County, in which Gainesville is located. They are looking to Emeryville as a model of “smart” urban development. Their trip to the Bay Area also covered Mission Bay in San Francisco and Silicon Valley including a visit to Google. Emeryville was the highlight of the trip.

California Building Standards Commission (CBSC) Revised Effective Date for 2013 Energy Standards. The CBSC unanimously approved the revised effective date of the 2013 California Energy Code and the energy related portions of the 2013 CalGreen code to July 1, 2014. The members of the California Building Officials (CALBO) have asked the Building Standards Commission to provide detailed information to local jurisdictions on the specific code delays and what steps must be taken to ensure all building standards are being enforced during the six month interim. The CBSC agreed to issue an Informational Bulletin in the near future. CALBO will provide additional information to local jurisdictions as it is available.

Building Division Budget. On January 31, Planning and Building staff met with the Finance Department to discuss a proposed budget adjustment and WC3 contract amendment to cover a number of large development projects that were not included in the current budget and contract. These items are tentatively scheduled to be considered by the City Council on March 4.

Building Division Monthly Meeting. In efforts to continue administering State Code and City ordinances and policy requirements effectively, this lively monthly meeting was attended by Building Division staff. The agenda included the Building Code adoption process, changes in local ordinances and fees, Stop Work (Red tag) notices for construction work without appropriate permits, penalty fees, and approvals. Documentation and follow up data will be placed in the Planning and Building CRW CodeTRAK module for future reference. Discussions also included establishing a “formal” written process for construction phasing of a project and establishing a written policy for various code interpretations and opinions.

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 January 22 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 January 16, learned that the City will hear this summer how much Housing Related Parks funding it will receive, and discussed 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, 2013. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on January 9 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. An intern entered building permit data in TRAKiT.

Outlook Training. On January 31, several staff members from Planning and Building attended a webinar arranged by Human Resources on more effective use of Microsoft Outlook.

Roy Miller Reception. On January 22, the Planning and Building Director attended a reception for Emery Unified School District architect Roy Miller on the occasion of his retirement. Roy led the efforts to design the Emeryville Center of Community Life since its inception. The event was well attended by members of the School District, City, and the general public. Roy will be greatly missed.

Planning Interns. Alessandra Lundin resigned to take a full-time urban design position at PMC. Alene Pearson, a GIS expert, started work on January 21. After studying geography and geology in Minnesota and completing a Master's degree in geology at UC Berkeley, Alene built GIS capability at an environmental engineering firm. She is on Albany's Parks and Recreation Commission, and recently earned a Master's degree in City Planning at UC Berkeley.

Assistant Planner. Sara Billing has been appointed to the position of full-time permanent Assistant Planner, effective Monday, February 3. Sara has been filling in as a temporary part-time Assistant Planner since October 1, following the departure of Arly Cassidy, and has been doing an outstanding job. In the recruitment for the permanent position, Sara came out on top of over 160 applicants! Sara previously worked for the City as a temporary Planning Technician in 2008, and as a Planning Intern for the General Plan and Zoning Update in 2009-2011. A graduate of Berkeley High School, she has a bachelor's degree in Urban Studies from San Francisco State University and a master's degree in Urban and Regional Planning from San Jose State University. Please join us in congratulating Sara on this well-deserved appointment.

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

Planning and Building Department

Major Development Projects

January 2014

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.	██████████████████					
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 approved 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			
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	██████████		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade issued 11/26/13. Building permit for TI issued 1/27/14.			PC - 9/26/13			
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC approved 8/22/13. Building permit application submitted to DSA. Demolition complete.			PC - 8/22/13			
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			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
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. Extended to 7/22/14 by CBO on 1/21/14.			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. CO pending.			PC - 2/28/08			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	CO issued 1/7/14.			CC - 11/20/07			

Glossary of Abbreviations:

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement

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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 (DA) 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. DA approved by City Council on January 21, 2014 by a 3-2 vote.</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 held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held 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>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 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>
<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>

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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. Issued final CO on January 7, 2014.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</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.	Maurice Kaufman Public Works Department (510) 596-4334
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 virtually complete.	Jason Gomes Safeway, Inc. (925) 467-3000
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

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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>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District. 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. Building permit plans under review by Division of the State Architect. Demolition of existing buildings complete.</p>	<p>Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Philip Banta Architect (510) 654-3255</p>
<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. Issued building permit for tenant improvements on January 27, 2014.</p>	<p>Marilyn and Wayne Boucher (510) 652-9808</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>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>Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>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. Extended to July 22, 2014 by Chief Building Official on January 21, 2014.</p>	<p>John Horsh (510) 872-6182</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	19						139
Plumb., Elec., Mech.	27	44	14	40	26	21	40						212
Fire	10	11	4	5	10	3	2						45
MON. TOTALS	58	89	27	69	55	37	61	0	0	0	0	0	
												FISCAL YEARLY TOTAL	396
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027	\$149,926						\$7,689,256
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600	\$1,275,519						\$3,692,320
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964	\$694,263	\$1,393,525						\$21,795,544
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$2,978,890	\$2,818,970	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$33,177,120
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99	\$6,238.47	\$15,955.67	\$8,291.02						\$166,897.19
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00	\$81.00						\$1,496.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70	\$3,191.13	\$1,658.21						\$33,371.92
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56	\$120,323.10	-\$82,696.00 *						\$245,528.87
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71	\$136,078.01	\$110,320.11 *						\$675,798.59
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65	\$43,194.46	\$1,465.80						\$103,794.19
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04	\$5,484.24	\$4,993.14						\$52,969.72
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04	\$3,902.42	\$2,858.13						\$34,062.87
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94	\$2,998.72	\$1,911.52						\$31,766.36
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89	\$315.11						\$6,044.79
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66	\$129.71						\$2,477.89
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09	\$4,730.10	\$3,361.76						\$61,749.40
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00	\$0.00	\$8,532.00						\$22,041.00
Bay-Shellmound	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$0.00	\$0.00						\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$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	\$0.00						\$1,132.70
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00	\$1,538.39	\$4,492.48						\$61,857.67
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00	\$7,236.00	\$7,460.00						\$36,911.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$345,583.79	\$73,173.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,568,269.54
<p>* Numbers adjusted to correct fees that were mischarged for 3800 San Pablo Avenue project in December by adding \$97,750 to Plan Review and "refunding" the same amount that was mistakenly charged to Building Permit fees.</p>													

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	99%	211	167	198	235	166	31	8						1,016
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	100%	70	5	3	3	2	3	1						87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25	35	30	14	21	14						179
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	20%	0	0	5	10	11	23	10						59
CITY STORAGE	\$5,718,304	22-Oct-13	15%				0	2	10	33						45
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0	0						0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	65%	43	36	15	25	28	33	25						205
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	45%	177	155	133	150	161	170	191						1,137
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	40%	159	134	122	135	125	119	134						928
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	45%	0	25	15	15	11	3	5						74
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445						2,493
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3	2	8	4						76
				1,096	989	765	971	811	797	870						6,299

¹Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.