




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: March 1, 2014

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – FEBRUARY 2014**

HIGHLIGHTS OF THE MONTH

Planning progressed on several major development projects in February. New plans were received and reviewed for the next phase of the Marketplace Redevelopment (Public Market) project, which involves realignment of Shellmound Street and construction of a new garage and retail space. A well-attended community meeting was held on February 20. A traffic circulation study and visual simulations are being prepared in anticipation of a Planning Commission public hearing on March 27. Meanwhile, revised plans were prepared for the 211-unit residential project at 6701 Shellmound Street (“Nady Site”) in response to Planning Commission comments at their December 12 study session; a second study session is scheduled for March 27. An “Initial Study/Mitigated Negative Declaration” is being prepared and a public hearing is expected in June or July. Finally, revised plans were prepared for the proposed Hyatt Place Hotel at Bay Street in response to the Planning Commission’s comments at their January 23 study session, in anticipation of a public hearing on April 24.

The City Council approved the Long Range Property Management Plan for the disposition and use of 10 properties of the former Redevelopment Agency, including the Transit Center, Site B, and several park and public facility sites. The plan has been submitted to the State Department of Finance for review.

Work has progressed on the Traffic Impact Fee, in conjunction with proposed parks, public facilities, and affordable housing fees, in preparation for a City Council study session on April 1.

The proposed modifications to the Family-Friendly Housing Design Guidelines were further refined in preparation for upcoming Planning Commission and City Council consideration.

Staff attended several workshops and training sessions in February, including community workshops on the West Oakland Specific Plan and the Clean Air Plan update, and training on the Census Transportation Planning Products.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The City Council considered the following planning-related items on February 4; the February 18 meeting was cancelled.

Planning Regulations “Clean-Up”. The Council passed an ordinance that was introduced on December 17 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. The ordinance will take effect on March 6.

EmeryStation West (Transit Center). The Council passed an ordinance that was introduced on January 21 for a Development Agreement between the City and EmeryStation Associates LLC to ensure the completion of this project. The Development Agreement locks in the entitlements for an additional five years. The vote was 3-2 with Councilmember West and Mayor Asher voting “no”. The ordinance will take effect on March 6.

Property Management Plan. The City Council, sitting as the Successor Agency to the Emeryville Redevelopment Agency, approved the Long Range Property Management Plan regarding the disposition and use of property of the former Redevelopment Agency. This Plan lists 10 sites, and explains how the City intends to use them, including zoning and General Plan conformity. Most of the sites are slated for future park or public facility use. Also included is the Transit Center, Site B, and “Shellmound Site” (former Volvo site). The State Department of Finance (DOF) will now review this report and render a decision on whether the City can move forward with these sites as proposed. Unfortunately, DOF has no deadline for this and we understand that other cities have waited a long time for a response.

PLANNING COMMISSION

The Planning Commission considered the following item at its February 27 meeting:

General Plan Annual Progress Report. The Commission reviewed and commented on the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2013. The Commission had a number of questions and comments, and then voted unanimously to approve the report for forwarding to the City Council and for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its February 12 meeting, the committee agreed to have a member contact Estria Foundation regarding a potential mural on the south side of Sherwin Avenue west of Halleck Street; to develop a long-range branding program and ask the Public Art Committee to put district banners in the Public Art Master Plan; to recommend extended warranties for any new palm trees on Park Avenue Plaza; and to support a dog park under the 40th Street Bridge. The committee commented on the draft Capital Improvement Program; they requested opening of

Parcel D (the triangle of City-owned land between the railroad tracks and the Sherwin-Williams site) to the public, supported funding for the Arts Center and Joseph Emery Park Skate Spot; and said a traffic signal at 40th/Harlan and bike routes signs are not high priorities.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in January; its next regular quarterly meeting will be on April 23.

HOUSING COMMITTEE

At its February 5 meeting, the committee heard an overview of the Housing Element process and commented on what the Housing Element should address. They also reviewed and approved the Housing Element portion of the annual report on implementation of the General Plan in calendar year 2013, and reviewed and commented on the proposed Capital Improvement Program.

PARKS AND RECREATION COMMITTEE

At its February 10 meeting, the Parks and Recreation Committee discussed the draft Capital Improvement Program and the Stanford-Powell Greenway segment.

TRANSPORTATION COMMITTEE

At its February 25 meeting, the committee reviewed and commented on the proposed Capital Improvement Program and considered requests for a red zone on 45th Street; speed bumps on 65th, 66th, and 67th Streets; and a yellow loading zone on Ocean Avenue.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its February 3 meeting the BPAC reviewed the proposed Capital Improvement Program. It will be reviewed again at the March 3 meeting when more committee members are present. The committee also discussed the possibility of a shared summer Oaklavia event in the Golden Gate neighborhood of Oakland that would include part of Emeryville. Such an event requires community support and volunteers; BPAC committee members, as well as the general public, were encouraged to participate in the planning process. Planning for the annual Bike to Work Day event in May has begun: upcoming BPAC meetings will continue to provide updates and have items on the agenda to help plan for the event.

COMMUNITY EVENTS COMMITTEE

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

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on February 12 with representatives from the Planning and Building, Economic Development and Housing, and Public Works departments, and the City Attorney's Office, discussing the following project:

Family-Friendly Design Guidelines. The committee discussed potential additions to the draft Family Friendly Design Guidelines, commenting on how to make the guidelines more clear and consistent with the Building Code.

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 February are discussed below.

Marketplace Redevelopment Project, Phase IB. On February 3, Planning and Public Works staff met with the applicant to review revised plans, and on February 12, Planning and Public Works staff met with the applicant and our traffic consultant, Fehr and Peers, to discuss the status of the circulation analysis.

The applicant conducted a community meeting at the Hyatt House hotel on February 20. Approximately 45 people attended the meeting including Council members Atkin and Davis and Planning Commissioners Cardoza, Donaldson, Gunkel and Keller. A number of clarifying questions were asked including the use of solar panels, the type of retail stores and the timeline of the project. Traffic and wind were identified as area of concern. In addition, several people expressed dismay at the departure of the United Artists (UA) Theater and suggested that the applicant find an appropriate replacement and that a place for community film and theater be created in the project. Some residents also expressed a desire to see improvements to public transit options. Overall, the project was well-received by a most people in attendance.

On February 21, staff met with the applicant and their potential housing partner, Avalon Bay, to discuss the design, timing, and processing of future residential phases of the project. The Final Development Plan for Phase IB, which includes a garage building with ground-floor retail, a grocery store, and the realignment of Shellmound Street, is scheduled for a Planning Commission public hearing on March 27.

6701 Shellmound Street Project (“Nady Site”). On February 20, staff met with the applicant for this proposed 200+ unit apartment project to review revised plans that had been prepared in response to comments made at the December 12 Planning Commission study session. On February 24, staff held a “kick-off meeting” with our environmental review consultant to initiate preparation of the Initial Study/Mitigated Negative Declaration (IS/MND) that is being prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). The project is scheduled for a second Planning Commission study session on March 27, and a public hearing on the project is anticipated in June or July.

Hyatt Place Hotel at Bay Street. On February 27, staff met with the applicant for this proposed 171-room hotel to review revised plans that had been prepared in response to suggestions made

by our design consultant, architect Sudhish Mohindroo of SZFM design, and comments made at the January 7 community meeting and January 23 Planning Commission study session. Mr. Mohindroo will be asked to review and comment on the revised plans. The project is tentatively scheduled for a Planning Commission public hearing on April 24.

Sherwin Williams Urban Village. Staff was informed that the applicant is hoping to submit a formal application in mid-May.

39th and Adeline Residential Project. On February 14, staff provided building permit plan check comments to the applicant.

The Intersection Mixed Use Project, 3800 San Pablo Avenue (“Maz” Building). On February 18, staff provided building permit plan check comments to the applicant.

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 scheduled for consideration by the Planning Commission on March 27.

Signs

Zumiez, 5677 Bay Street. A Minor Sign permit application submitted under the Bay Street Master Sign Program was approved on February 18.

Grocery Outlet Headquarters, 5650 Hollis Street. A Minor Sign permit was submitted on February 4, 2014 (pending).

Subdivisions

Commercial Condominiums, 1555 Park Avenue. A subdivision permit for commercial condominiums was submitted on September 30, 2013 (pending).

Temporary Use Permits

Rudy’s Beer Garden, 4081 Hollis Street. A Temporary Use Permit for a one-day beer garden was approved on February 11.

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Work continued on this study funded by the Federal Transit Administration through Caltrans. The Technical Advisory Committee met on February 5, discussing transit options for evaluation. The consultants refined the options. Further information is at the study website: <http://www.emeryville.org/ebots>.

Housing Element. After meeting with the Housing Committee on February 5, staff and consultant publicized a community meeting to be held on March 13 and a survey at <http://www.emeryville.org/housingelement>.

Design Guidelines - Family Friendly Housing. Staff revised the draft based on Planning Commission comments, met with Economic Development and Housing staff on February 10 to refine it further, received comments from the Development Coordinating Committee on February 12, and contacted an architect regarding redrawing the sample floor plans.

Significant Structures. Staff began creating a matrix of the features of each significant structure that would require Council permission for demolition.

General Plan Annual Report. Staff worked with the Economic Development and Housing, Public Works, and Fire Departments to complete the 2013 annual report on implementation of the General Plan, including the Housing Element. As noted above, the Housing Element portion of the report was reviewed and approved by the Housing Committee on February 5, and the entire report was reviewed and approved by the Planning Commission on February 27. The report will be presented to the City Council on March 18. Following City Council approval, it will be submitted to the Governor's Office of Planning and Research and the State Department of Housing and Community Development by the April 1 deadline.

City News and Activity Guide. Staff assigned, collected, edited and submitted articles on current development projects, the Housing Element, and EBOTS.

Christie Avenue Bike Path. On February 28, Planning, Public Works, and Economic Development and Housing staff met with our engineering consultants to review the proposed design of the "Christie Avenue Bay Trail Gap Closure Project". This project involves the removal of one travel lane on Christie Avenue between Powell and Shellmound streets to provide room on the east/north side of the street for a Class I bicycle and pedestrian path, and related crossing improvements at the intersections. It closes a critical gap in the Bay Trail by providing a continuous bicycle and pedestrian path all the way from the shoreline to Shellmound Street, eliminating the existing substandard connection through the Sheraton Four Points parking lot. The Alameda County Transportation Commission is providing a \$550,000 grant to fund the project.

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, government facilities, and affordable housing fees in order to assess the total impact fee burden on development, and to compare our total development fees to those of other cities. On February 3 and 20, staff met to coordinate the development and processing of these fees. A City Council study session on all the fees is scheduled for April 1, after which the Traffic Impact Fee is to be considered by the Transportation Committee, the park and government facilities fees will be considered by the Parks and Recreation Committee, and the affordable housing fee will be considered by the Housing Committee. All four fees will then be considered by the Economic Development Advisory Committee, to be followed by a Planning Commission study session and City Council consideration of adoption.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the eighth 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 February:

- **Permits Issued:** 60
- **Total Valuation:** About \$4.8 million
- **Fees Collected:** About \$131,000
- **Inspections:** 928
 - Major projects: 490 (53%)
 - Other: 438 (47%)
- **Fast Track Plan Check:**
 - Same day: 11 applications
 - Within 2 weeks: 14 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 183
 - Telephone inquiries: 100

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. Certificates of occupancy pending receipt of water intrusion/construction defect affidavits.
- **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.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters and tenant improvements.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **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.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building.

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.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 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.
- **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 February. 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.

- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **1028 45th Street** – Bathroom and laundry room remodel.
- **Pixar Warehouse** – 5000 Hollis Street.
- **Broken Rack** – 5768 Peladeau Street; tenant improvements.
- **Icon at Park** – 1401 Park Avenue; repair and replace stucco finishing.
- **Next Nav** – 6363 Christie Avenue; install antenna.
- **Nano Precision Medical** – 5828 Horton Street, 3rd floor; electrical and foundation anchor for equipment.
- **2 Commodore Drive, D388** – Kitchen remodel.
- **Flow Toys** – 6315 Doyle Street; tenant improvements.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters, tenant improvements.
- **Zumiz** – 5677 Bay Street, Building D; tenant improvements.
- **Charming Charles** – 5688 Bay Street, Building E; tenant improvements.
- **Age Wave** – 2000 Powell Street, 12th floor, #1260; tenant improvements.
- **Art.com** – 2100 Powell Street, 14th floor; tenant improvements.
- **8 Admiral Drive, A241** – Kitchen remodel.
- **Kohana Coffee** – 1265 67th Street; shelving, racks.
- **9 Commodore Drive, A315** – Bathroom remodel.
- **Oaks Card Room** – 4097 San Pablo Avenue; reroof.
- **1500 Park Avenue, #112** – install forced air handler.
- **1249 66th Street** – Water heater replacement.
- **Broken Rack** – 5768 Peladeau Street; private sewer lateral replacement.
- **4550 San Pablo Avenue** – Abandon 3 private sewer laterals.
- **102 Temescal Circle** – Private sewer lateral replacement.
- **18 Emery Drive** – Private sewer lateral replacement.

- **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 February 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.
- **Pak N Save (Safeway)** – 3889 San Pablo Avenue; façade and tenant improvements.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **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 February:

- **Uniqlo** – 5606 Bay Street (CO)
- 21 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

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

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On February 28, the Planning and Building Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Fremont. The Planning Directors discussed the use of addenda to General Plan EIRs for development projects, moratoria and regulations on “e-cigarettes”, possible future joint meetings of the Alameda and Contra Costa County Planning Directors, and information on planning activities in their various cities. The next meeting has been scheduled for March 28, to be hosted by the City of Dublin.

Emery Glen Apartments, 6200 Doyle Street. A meeting was held on February 25 to determine an appropriate course of action to provide acceptable remedial construction, inspection and expectations per Building Code requirements for this troubled project. Attendees included the applicant, general contractor, architect, the Building Division Staff. The scope of construction includes weatherproofing, dry rot removal, and re-siding seven buildings owned by the Housing Authority of the County of Alameda (HACA). Construction work was started without benefit of appropriate building permits. A summary of the project’s events included:

1. The Building Division received several complaints regarding noise and unauthorized construction working hours, which resulted in field inspection by City staff on October 21, 2013. Permit files indicated no building permits had been obtained. A stop work notice was issued by the Chief Building Official.
2. No required inspections have been requested by the General Contractor to monitor “in progress” work per approved minimum building code compliance on behalf of the applicant.
3. As part of this scope of work for multi-family units, HACA must secure the services of a third party testing firm to monitor/ascertain waterproofing/construction defect applications.
4. Aquatech Consultancy was hired by HACA to perform construction defects observations and water intrusion tests.
5. Preliminary reports were issued by Aquatech on January 7 and January 30 indicating non-code compliant water intrusion testing. The architect issued comments and recommendations on January 14 and February 17.

As per the Aquatech’s reports, there are many items that were not installed according to the construction documents, manufacturer’s specifications and minimum code requirements. The general contractor said that they had not finished much of the installation, especially caulking. HACA said that during other site visits, there were other items that were done incorrectly.

In order to ascertain that the waterproofing wrap and flashing are installed as per drawings and specifications, the City’s Building Inspection staff will meet with the applicant, general contractor, and architect at the site to identify 5% of the window/door openings to open up for inspection. If the completed construction application inspection does not meet minimum code

requirements, an additional 10% removal will follow. Finally, if a pattern of non-compliance is observed, the general contractor will remove all completed non-permitted work in an effort to obtain minimum building code compliance.

Transportation Planning Training. On February 11, the Planning and Building Director attended training in downtown Oakland on the Census Transportation Planning Products (CTPP), sponsored by the Metropolitan Transportation Commission (MTC) and the American Association of State Highway and Transportation Officials (AASHTO). The CTPP is a vast and powerful dataset based on the 2006-2010 five-year estimates of the American Community Survey from the U.S. Census Bureau. It offers detailed demographic data on residents and workers at various geographical levels throughout the United States, including “flow” data indicating where workers live and where employed residents work. An example of the kind of information that can be derived from this data for Emeryville is shown in the following table:

	Emeryville Workers		Emeryville Residents	
	Number	Percent	Number	Percent
TOTAL	20,630		5,775	
Mode of Travel to Work				
Drove alone	14,510	70.4%	3,105	53.8%
Carpool	2,740	13.3%	475	8.2%
Transit	1,665	8.1%	1,050	18.2%
Bicycle	365	1.8%	65	1.1%
Walked	585	2.8%	555	9.6%
Other	295	1.4%	55	1.0%
Worked at home	465	2.3%	465	8.1%
Place of Residence (Emeryville Workers)				
Place of Work (Emeryville Residents)				
Emeryville	1,275	6.2%	1,275	22.5%
Oakland/Piedmont	4,585	22.2%	675	11.9%
Berkeley/Albany	1,360	6.6%	665	11.7%
Alameda	795	3.9%	90	1.6%
Other Alameda County	2,870	13.9%	245	4.3%
Richmond/El Cerrito/San Pablo	1,420	6.9%	150	2.6%
Other Contra Costa County	3,315	16.1%	285	5.0%
San Francisco	2,075	10.1%	1,535	27.1%
San Mateo County	570	2.8%	165	2.9%
Santa Clara County	500	2.4%	130	2.3%
Marin and Sonoma Counties	690	3.3%	290	5.1%
Solano and Napa Counties	560	2.7%	30	0.5%
Outside Bay Area	610	3.0%	130	2.3%

Source: U.S. Census Bureau, American Community Survey 2006-2010 Five-year estimates.
Special Tabulation: Census Transportation Planning. (Numbers may not add up due to rounding.)

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai led a conference call for the State APA Inclusion Committee on February 12.

West Oakland Specific Plan (WOSP) Community Meeting. On Thursday, February 6, Assistant Planner Sara Billing attended a community workshop held by the City of Oakland to provide an overview of the WOSP and answer community questions about the Plan. For more information about the WOSP visit:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK028334>

Bay Area Air Quality Management District (BAAQMD) Community Workshop. On Friday, February 28, Assistant Planner Sara Billing attended a community workshop held by the BAAQMD. The purpose of this workshop was to kick-off the planning process for updating the Clean Air Plan and to report progress on implementing the control measures contained in the 2010 Clean Air Plan. Participants were asked to contribute feedback on the existing Clean Air Plan, as well as to provide ideas for the Clean Air Plan Update. For more information about the Clean Air Plan Update visit:

<http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans/Clean-Air-Plan-Update.aspx>

Parklet and Bike Corral Processing. On February 20, staff from Planning, Building, Fire, Public Works, Community Services, and Economic Development and Housing met to discuss the process for approving parklets and bicycle corrals (parking) in the public right-of-way. These are regulated pursuant to the Sidewalk Café provisions of the Planning Regulations, but the procedures for processing them had not previously been developed. This is time-sensitive since applications for at least two bike corrals are expected in the near future.

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 February 27 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Grants Coordination. At its February 20 meeting, this interdepartmental committee discussed prospects, pending applications, grants to be spent soon, awards that require supplemental funds to complete projects, and management of existing grants.

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 February 13 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

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

Planning and Building Department

Major Development Projects

February 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 210 units	PC study session 12/12/13. Second PC study session 3/27/14. IS/MND being prepared.	████████					
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. PC public hearing 3/27/14.	████████					
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. Application expected in May 2014.	████████					
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. ERN being developed.	████████					
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	████████					
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.	████████	████████				
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - approx. 170 rooms	PC study session 1/23/14. PC public hearing 4/24/14.	████████	████████				
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			
The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	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	████████		
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
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit application submitted to DSA. Demolition complete.			PC - 8/22/13			
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14.			PC - 12/13/12			
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			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade finalized 2/25/14. Building permit for TI issued 1/27/14.			PC - 9/26/13			
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 issued 3/25/13. Project is virtually complete.			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	TCOs for Buildings A, B, and C issued November-December 2013. COs pending.			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			

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 |
| ERN = | Exclusive Negotiation Rights Agreement | TCO = | Temporary Certificate of Occupancy |
| EUSD = | Emery Unified School District | TI = | Tenant Improvement |
| FDP = | Final Development Plan | | |

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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 went 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. Planning Commission public hearing scheduled for April 24, 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
The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue 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. Community meeting held February 20, 2014. Planning Commission public hearing scheduled for March 27, 2014.</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. Applicant expects to submit formal application in May 2014.</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 210 rental housing units.	Planning Commission study session held December 12, 2013. Second study session scheduled for March 27, 2014. Initial Study/Mitigated Negative Declaration being prepared.	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 has been drafted proposing that Emeryville take the lead on planning and building permits; Oakland City Council to consider MOU in April, 2014. Exclusive Negotiation Rights Agreement (ERN) currently being developed for City Council consideration in April. After ERN is approved, applicant will develop application for Planning Commission consideration, anticipated in Fall 2014.	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. COs pending for all three buildings.	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>
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	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.	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.	
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. Issued building permit on February 12, 2014. Exiting was redesigned so an easement was no longer needed.	Craig Payne Pixar Animation Studios (510) 922-3090

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<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. Seismic upgrade permit was given final inspection on February 25, 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	18					157
Plumb., Elec., Mech.	27	44	14	40	26	21	40	37					249
Fire	10	11	4	5	10	3	2	5					50
MON. TOTALS	58	89	27	69	55	37	61	60	0	0	0	0	
												FISCAL YEARLY TOTAL	456
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027	\$149,926	\$213,967					\$7,903,223
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600	\$1,275,519	\$302,234					\$3,994,554
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964	\$694,263	\$1,393,525	\$4,280,609					\$26,076,153
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$2,978,890	\$2,818,970	\$4,796,810	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$37,973,930
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	\$21,310.22					\$188,207.41
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00	\$81.00	\$188.00					\$1,684.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70	\$3,191.13	\$1,658.21	\$4,262.04					\$37,633.96
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56	\$120,323.10	-\$82,696.00	\$32,086.73					\$277,615.60
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71	\$136,078.01	\$110,320.11	\$7,672.53					\$683,471.12
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65	\$43,194.46	\$1,465.80	\$753.71					\$104,547.90
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04	\$5,484.24	\$4,993.14	\$6,396.14					\$59,365.86
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04	\$3,902.42	\$2,858.13	\$5,477.68					\$39,540.55
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94	\$2,998.72	\$1,911.52	\$4,837.26					\$36,603.62
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89	\$315.11	\$828.18					\$6,872.97
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66	\$129.71	\$307.43					\$2,785.32
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09	\$4,730.10	\$3,361.76	\$12,626.64					\$74,376.04
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00	\$0.00	\$8,532.00	\$1,659.00					\$23,700.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$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	\$830.36					\$19,585.90
School	\$1,132.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$708.29					\$1,840.99
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00	\$1,538.39	\$4,492.48	\$24,460.12					\$86,317.79
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00	\$7,236.00	\$7,460.00	\$6,473.00					\$43,384.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$345,583.79	\$73,173.99	\$130,877.33	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,699,146.87

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	0					1016
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	100%	70	5	3	3	2	3	1	0					87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	93%	40	25	35	30	14	21	14	22					201
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	30%	0	0	5	10	11	23	10	15					74
CITY STORAGE	\$5,718,304	22-Oct-13	20%				0	2	10	33	50					95
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0	0	0					0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	70%	43	36	15	25	28	33	25	39					244
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	50%	177	155	133	150	161	170	191	201					1338
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	50%	159	134	122	135	125	119	134	155					1083
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	50%	0	25	15	15	11	3	5	8					82
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445	424					2917
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3	2	8	4	14					90
				1096	989	765	971	811	797	870	928					
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																7,227