

CITY OF EMERYVILLE

MEMORANDUM



DATE: May 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – April 2009

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their April meetings:

April 7, 2009:

- *Emery Station Greenway.* The appeal of Elevation 22 residents of the Planning Commission’s January 22 approval of the Emery Station Greenway project, a four-story laboratory building at the northeast corner of Powell and Hollis Streets, was continued to the May 19 City Council meeting so that Wareham Development, the applicant, can complete acoustical studies, discussions with neighbors, and negotiation of an Owner Participation Agreement with the Redevelopment Agency.

April 21, 2009:

- *Arts and Cultural Center.* The City Council held a study session on the Draft Strategic Plan and Draft Business Plan.
- *Police Building Renovation Project.* The Council and Agency passed several resolutions related to funding and design of the temporary police headquarters at 64th Street and Christie Avenue, and renovation of the existing building on Powell Street. They did not pass a resolution that would have exempted the project from the City’s new Green Building Standards, which would have saved over half a million dollars, stating that it was important for the City to set an example in the construction of green buildings.
- *Park Avenue Street Improvements.* The Council approved a construction contract and funding for Park Avenue street improvements, which should be getting underway soon.
- *Pixar Noise Waiver for Saturday Pile Driving.* This request was withdrawn after a number of citizens protested the proposal. Pile driving is scheduled for six weeks, May 4 to June 15, 8 a.m. to 5 p.m., Monday through Friday, at the new Pixar building currently under construction at the northeast corner of Park Avenue and Hollis Street.
- *Solar Panel Fees.* At the request of the Sierra Club, the City Council directed staff to look into reducing permit fees for solar panels on non-residential buildings.

- **Planning Commission.** The Planning Commission considered the following items at its April 23 meeting:
 - *Ethics Training.* At a special meeting held prior to its regular meeting, the Commission heard a two hour presentation on various ethics issues, including the Brown Act, conflict of interest law, and public records law. This training is required for elected and appointed officials by AB 1234.
 - *SB 375.* The Commission held a study session on SB 375, the state law that mandates regional land use and transportation plans to reduce greenhouse gas emissions.
 - *Magnolia Terraces, 4001 Adeline Street.* The Commission approved a request to amend a Conditional Use Permit, Design Review, and Variance for restoration of an existing fourplex previously relocated from 1077 41st Street to the northwest corner of 40th and Adeline Streets. The request was to change the use from four residential units to five independent living units for people with developmental disabilities, and to eliminate the lower level parking garage. The original permits were approved by the Planning Commission on October 27, 2005.
 - *Krubiner Pre-fabricated House, 5507 Beaudry Street.* The Commission approved a request for a one-year extension of a Conditional Use Permit, Design Review, and front setback Variance to construct a 2,053 square foot single family residence on a 2,940 square foot vacant parcel. The project was approved by the Planning Commission on February 28, 2008.
 - *Housing Element of the General Plan.* The Commission approved the draft 2009-2114 Housing Element of the General Plan and the associated Mitigated Negative Declaration, and forwarded them to the City Council for adoption.
- **General Plan Update Steering Committee.** The Steering Committee met on April 15 and reviewed public comments received on the Draft General Plan since its publication in January. The Committee then reviewed a listing of the remaining issues and made recommendations. Substantive changes include:
 - Land use designation on the northwest corner of Powell Street and Frontage Road changed from “Mixed Use with Residential” to “Mixed Use without Residential”.
 - Floor Area Ratio (FAR) of low density areas changed from .75/1.25 to .75/1.00.
 - Two gateways were added to the Urban Design diagram: Hollis Street at 67th Street, and San Pablo Avenue at 53rd Street.
 - A map showing routes to regional retail areas will be included near the front of the Transportation chapter with text explaining a balanced transportation concept.
 - South of 40th Street and east of San Pablo Avenue, the FAR, residential density, and height limits will be increased to match those on the west side of San Pablo Avenue.

Under public comments, representatives of Level(3) Communications came from Colorado to object to the park designation at 5000 Hollis Street. Greg Harper reported that AC Transit may be more open to City acquisition of the AC Transit facility. The Committee will discuss these subjects at their next meeting on June 9.

- ***Housing Committee.*** On April 1 the Housing Committee reviewed the Draft 2009-2014 Housing Element of the General Plan. After a presentation by staff, the Committee requested modification to the analysis of housing sites. The Element was then approved for forwarding to the Planning Commission and City Council for adoption.
- ***Park Avenue District Advisory Committee.*** The committee did not meet in April. The next regular quarterly meeting will be on May 13, 2009.
- ***Transportation Committee.*** At its April 28 meeting, the Transportation Committee discussed restricting parking on the south side of Powell between Anchor and Captain Drives, teacher and residential permit parking along 41st Street, passenger loading zones along Stanford Avenue for the Pacific Rim School, bicycle parking for Café Biere on Adeline Street (a process was established), eliminating camera enforcement of red light turn violations (a sign will be placed, warning drivers of the camera), and a request for a white loading zone for Magnolia Terrace along Adeline Street.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its April 13 meeting, the subcommittee reviewed a list of destinations to be used for the Bicycle Boulevard signage.
- ***South Bayfront Pedestrian–Bicycle Bridge Committee.*** At its April 30 meeting, the committee discussed design elements including railing, lighting, and form liner alternatives for the columns (vines), as well as the upcoming schedule.
- ***Community Events Committee.*** At its April 14 meeting, the committee reviewed an application for a wedding at Marina Park.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on April 15, with representatives from the Planning and Building, Economic Development and Housing, Public Works, and Police Departments, and the City Attorney’s Office discussing the following issues:
 - ***1001 42nd Street Subdivision.*** The committee discussed this application to resubdivide a site currently made up of five parcels straddling the Emeryville-Oakland border into one large parcel on the Oakland side and two smaller parcels on the Emeryville side. The committee agreed to support the proposal if the two Emeryville parcels were reconfigured to be more equal in size or merged into a single larger parcel, all required setbacks could be met, and a “no build” easement were recorded on a portion of the adjacent Oakland parcel to address Building Code issues.
 - ***Adeline Minimart, 4365 Adeline Street.*** The committee reviewed a proposal for a convenience market in a vacant storefront on the west side of Adeline Street between 43rd and 45th Streets. The use was supported by committee members, but several potential Building Code issues were identified. It was suggested that the City might help the applicant with these through a façade improvement grant. This will require City Council action to amend the façade improvement grant program to include Adeline Street (it currently only covers San Pablo and Park Avenues).

- *Magnolia Terraces, 4001 Adeline.* DCC members reviewed a proposal to modify a previously approved project for restoration of an existing fourplex previously relocated from 1077 41st Street to the northwest corner of 40th and Adeline Streets. The request was to change the use from four residential units to five independent living units for people with developmental disabilities, and to eliminate the lower level parking garage. No major issues were identified by the committee.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Emery Station Greenway.* On January 22, the Planning Commission approved a Conditional Use Permit, Design Review, and height Variance to construct a new four-story 139,232 gross square foot office and laboratory building with some ground level commercial retail uses on the east side of Hollis Street between Powell and 59th Streets. The project involves demolition of an existing 8,589 square foot single story warehouse/office building and removal of five street trees along Hollis Street, and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. The Commission's approval of the project was appealed by residents of the adjacent Elevation 22 residential project. The City Council considered the appeal on March 17 and continued it to April 7; it was subsequently continued to May 19 at the request of the applicant. Staff met with the applicant to discuss the project and appeal on April 6 and 13.
 - *Transit Center.* This proposal for the area north of the Amtrak station involves a public parking structure with 149,500 square feet of medical office/lab/retail space and 664 parking spaces in a 141-foot tall tower on the "Mound" site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail space on the Heritage Square parking lot site at 62nd and Horton Streets. A contract with LSA for preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) was approved by the City Council on January 20; work will begin after the project is more fully defined and site clean-up plans are further developed. A Planning Commission study session is tentatively scheduled for June 25. Staff met with the applicant to discuss the project on April 6 and 13.
 - *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff is waiting for submittal of further information before bringing these FDP applications forward to the Planning Commission and City Council for approval
 - *Oak Walk Mixed Use Project.* On April 8, Planning staff inspected the ground floor retail space at 41st and San Pablo Avenue that is to temporarily serve as a sales office for the residential condominiums, and signed-off a temporary certificate of occupancy (TCO). On April 23, Planning and Public Works staff met to discuss issues related to the bus stops along 40th Street and the right-turn lane at San Pablo Avenue.

- *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
- *Emeryville Center of Community Life.* City and School District staff met on April 15 to discuss the processes for review of the master plan, environmental review, and planning permits for this multi-purpose school and community facility to be located on the site of Emery Secondary School on San Pablo Avenue between 47th and 53rd Streets. It was decided that the School District will be the lead agency for environmental review, with participation of the City, and that a Planning Commission study session on the master plan will be held on May 28.
- *Baker Metal and Ocean Avenue Townhomes.* On April 30, staff met with the applicant for this proposal to reuse the existing Baker Metal building on 65th Street for residential and live-work units, and to construct five new townhouses on a double fronted vacant parcel on Ocean Avenue and Peabody Lane (a private lane). The applicant has run into difficulties providing the required fire lane for the Baker Metal building, and would like to split the Baker Metal reuse and the new townhouses into two separate projects. He would like to move forward with only the townhouse portion at this time while issues with the Baker Metal building are being resolved. Landscaping of the adjacent Greenway and treatment of Peabody Lane were discussed. The applicant is working to develop a submittal packet for the townhouses for an upcoming Planning Commission meeting.
- *MacArthur San Pablo Mixed Use Project.* On April 7, staff met with the applicant for this 94 unit residential project, and with an affordable housing developer who is considering taking over the project. Architects for both parties were in attendance. The extent of modifications that could be approved administratively was discussed. The project was originally approved by the City Council on December 4, 2007. It was noted that a one-year extension of the planning approvals would be considered by the Council as soon as all cost recovery fees are paid.
- *Adeline Mini Mart.* An application for a Conditional Use Permit to allow a small convenience store was submitted on April 6, 2009. The market would occupy approximately 1,300 square feet on the ground floor of 4365 Adeline Street and would sell groceries, ready-made sandwiches, and coffee, but not alcohol. Staff is working with the applicant to apply for a Façade Improvement Grant in time for the June 25, 2009 Planning Commission meeting.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Verizon Wireless Panels, 6500 Shellmound Street.* An application to co-locate nine new wireless panel antennas on the roof of the Public Storage building was approved on April 9, 2009.

- *Signs*

- ▶ *DB Shoes, 5777 Christie Avenue.* A minor sign application was approved on April 9, 2009 for two wall signs for a tenant at the Powell Street Plaza.
- ▶ *Bailey's Café, 1195 65th Street.* A minor sign application was approved on April 23, 2009 for a projecting sign for a new café on 65th Street.
- ▶ *Fossil, 5616 Bay Street.* A sign review was approved on April 23, 2009 for a projecting sign for a tenant on Bay Street.

- *Subdivisions*

- ▶ *Parcel Map Application, 1001 42nd Street.* An application to merge 5 parcels into 3 was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties more viable. Staff is waiting on the applicant's decision. As noted above, the application was reviewed at the Development Coordinating Committee meeting on April 15 (pending).

- *Code Enforcement:*

- ▶ *Thai Décor, 1605 63rd Street.* Sign violations were reported for this property. Some issues have been addressed, but not all. Staff sent a second Notice of Violation letter and will continue to monitor the property (pending).
- ▶ *DeNoise, 1501 Powell Street.* Staff has written a second Notice of Violation to DeNoise and the building owner concerning unpermitted signs, and is monitoring the property (pending).
- ▶ *Residence, 1251 63rd Street.* Staff noticed that a new fence on the corner of 63rd and Vallejo was not built to code. Staff has sent a Notice of Violation letter. The owner has responded and will work with the City to comply (closed).
- ▶ *Residence, 1244 54th Street.* Staff received a complaint about a new section of fence between residences that was too tall. Staff has sent a Notice of Violation letter. Upon visiting the property in late April, staff found the fence section to have been removed (closed).
- ▶ *Insider's Outlet, 4052 Watts Street.* Staff noticed that two temporary banners had been up longer than 30 days and that a new sign had been installed without a permit; a letter has been sent and staff will check on the property on May 29, 2009 (pending).
- ▶ *Home Occupation, 1251 Ocean Street.* Residents of 1251 Ocean Street appear to be storing items related to a home occupation in the rear yard, which is not permitted. Staff has sent a letter and been contacted by a resident, and is working with them to bring the property into compliance (pending).

- *Advanced Planning Projects.*

- *General Plan Update.* In preparation for the April 15 General Plan Update Steering Committee meeting, staff prepared a guide to assist the Committee in making the final decisions on the Plan. Staff and consultants continue to work on the Draft Environmental Impact Report (EIR). Planning staff and the City Attorney's Office spent several days in April reviewing a screen check draft. Consultants worked on completing corrections and submitted a revised screen check draft at the end of the month. Publication of the Draft EIR is anticipated on May 15, with a 45-day public comment period ending June 30, and a Planning Commission public hearing on June 25. Following that, a Final EIR will be prepared in July-August. The new General Plan is expected to be approved by the Planning Commission in August and adopted by the City Council in September.
- *Housing Element.* Pursuant to Housing Committee direction, housing sites that are more tentative were removed from the sites analysis. The Regional Housing Needs Allocation requires that the City identify sites for 1,137 housing units. Not counting the tentative sites, the Element identifies sites for 1,281 units. Staff held a telephone conference with Jennifer Seeger of the State Department of Housing and Community Development (HCD) on April 16. The purpose of the call was to give an update on the City's responses to HCD comments and to resolve outstanding questions. The comment period on the Initial Study and Negative Declaration (IS/ND) for the Housing Element closed on April 20; no comments were received. The Housing Element and IS/ND were presented to the Planning Commission on April 23. The Commission approved the Element and directed that it be forwarded to the City Council for approval.
- *Zoning Update.* Consultants are drafting sections of the Zoning Ordinance for staff review. Sections will be reviewed by the General Plan and Zoning Update Steering Committee in July.
- *I-80 Pedestrian-Bicycle Bridge.* The project team, including City, Caltrans, and HQE Inc., met at Caltrans offices on April 14 to discuss design comments by Caltrans and the feasibility of the ramps' paths.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. met on April 8, and are preparing to present design elements, including new landings, railings and lighting, to the City Council on June 2.
- *Census 2010.* Staff attended a U.S. Census Complete Count Meeting at Alameda County offices in Hayward on April 8. Lia Borden from the Census Bureau is scheduled to attend the Housing Committee meeting on May 6 to provide training to Committee members who are serving as Emeryville's Complete Count Committee.
- *Powell Streetscape Project.* Staff met with the consultants to discuss drafts of three proposed alternatives on April 14. It was decided that the consultants would rework the three alternatives such that one of the alternatives would include a dedicated bus lanes option. It was also decided that the plans would include line diagrams for all modes of transportation.

- *Alternative Transportation Plan.* Staff reviewed an outline of a memo on Horton Street.
- *Local Hazard Mitigation Plan.* On April 20, staff met with Bluecrane, the consultants selected to prepare the City's Local Hazard Mitigation Plan, which is required to qualify for FEMA funds in the event of a natural disaster, and formulated recommendations for mitigation measures.
- *Parks and Recreation Strategic Plan.* The Parks and Recreation Strategic Plan Ad Hoc Committee reviewed a draft scope, budget and schedule and a City project budget. Staff asked Public Works for plans of existing parks.
- *Significant Buildings List.* Staff checked ratings in the field, added street addresses, compared the 2008 list to the 2006 list and the full buildings-square-foot list, and added properties to the list of buildings to rate.
- *Pedestrian-Bicycle Connection to Berkeley.* Staff attended a Berkeley Bicycle Subcommittee meeting to get an update on the 9th Street extension. Berkeley Bowl is completing a path around their property and signing a Bicycle Boulevard to Ashby Avenue at the existing signal west of the railroad right-of-way. Berkeley is about to begin designing the path on the railroad right-of-way south of Ashby, which they have funding to build. Berkeley plans to seek funding to design the connection on the railroad right-of-way from 9th/Heinz to Ashby.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned Bicycle Boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Pedestrian and Bicycle Advisory Subcommittee.
- *Street Furniture.* Staff reviewed a draft street furniture catalog.
- *Park Avenue Street Improvements.* Staff gave contact information for adjacent property owners and occupants to Public Works for notification about pending construction work.
- *Greenhouse Gas CEQA Changes and Clean Air Plan Measures.* Staff commented on draft changes to the State CEQA Guidelines on greenhouse gases, asking if Climate Action Plans count as greenhouse gas reduction plans to reduce CEQA requirements. Staff reviewed draft options from the Bay Area Air Quality Management District for CEQA thresholds (noting that zero toxic emission thresholds could hinder development) and Clean Air Plan measures. Draft Clean Air Plan measures include a potential requirement for fleet vehicles to meet standards, emission reductions for businesses and buildings, trip reduction and onsite and offsite mitigation requirements for developers, land use guidance to reduce population exposure and cumulative impacts, and support for efforts to preserve industrial land, plant trees and generate green jobs. Other draft measures are to partner with cities to promote electric vehicles, add cool roof and pavement standards and alternative energy to development, enforce building code energy requirements, encourage employees to take transit, adopt transit benefit ordinances, implement safe access for pedestrians and cyclists, promote mixed-use transit-oriented development, and charge for parking.

- *Sherwin-Williams Cleanup.* Staff gave traffic information to the environmental review consultant.
- *Priority Development Area.* Staff gave ABAG information for PDA projections.
- *Emery Go-Round.* Staff gave building square foot information for several properties, including the Recreation Center, to the consultant for the Property-Based Business Improvement District, which assesses funds for the Transportation Management Association.

III. Building Division

- The attached tables summarize the tenth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of April a continued slowing process in development both in permit activity and inspections is indicative of a downturn in the economy. For April a total of 54 permits have been issued, based on a total valuation of about \$1.8 million and generating about \$54,000 in fees. During the same period, 365 inspections have been conducted, of which 280 (about 77%) were related to major projects, and 85 (about 23%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Construction nears completion for the 1401 Park Avenue and Vue 46 residential projects. Construction continues on other major projects, including National Holistic Institute, Adeline Place, Doyle-Hollis Park, Oak Walk, West Elm Furniture, AgeSong Assisted Living, Site B excavation, Pixar phase II structural piles (for foundation) at the corner of Hollis and Park, and Bridgewater remodel (63 units). Major tenant improvement projects and upgrades under construction include Bionovo Lab, Onyx Pharmaceutical, Novartis BCB, and Joint Bio Energy Institute (JBEI), at Emerystation East located at 5885 Hollis Street and Watergate Tower 1 at 1900 Powell Street. The Building Division anticipates several new development projects in 2009 including San Pablo Townhouses, Papermill Project live-work/residential, Emery Station Greenway, Flatiron Project, and MacArthur San Pablo Mixed Use Project.
- The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of April, the Director of Planning and Building received three questionnaires, all indicating positive and excellent in most categories with no negative response.

- The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. These meetings' focus is to aid the applicant and identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in April included:
 - *Mediterranean Pizza* – 5959 Shellmound (Market Place).
 - *Temporary Police Station* – 6390 Christie Avenue; tenant improvements.
 - *Sausage Kingdom* – 5617 Bay Street.
 - *Bridgecourt Apartments* – 1221 40th Street; waterproofing, window replacements.
 - *National Holistic Institute* – 5900 Doyle Street; Phase III superstructure.
 - *Flatiron* – 3645 San Pablo Avenue; building shell.
 - *Pixar Phase II* – 1200 Park Avenue; five meetings covering temporary construction trailers, piles, foundation, on-site utilities, smoke control reports, and superstructure.
 - *Doyle-Hollis Park* – 1333 62nd Street.
 - *Chase* – 5743 Christie Avenue.
 - *Hilton Garden Inn* – 1800 Park Avenue; parking upgrade.
 - *Courtyard Marriott* – 5555 Shellmound; pedestrian bridge over Temescal Creek.
 - *Emphasys* – 2200 Powell Street, #1170; tenant improvements.
 - *Oskr* – 2200 Powell Street, #420; tenant improvements.
 - *Oaks Club* – 4097 San Pablo Avenue; HVAC replacement.
 - *Fuzio* – 5959 Shellmound Street; sign and awning.
 - *Bridgewater* – 6400 Christie Avenue; plumbing and electrical remodel.
 - *Watergate/Anchor Club* – 1 Admiral Drive; pool deck repair.
 - *In Shape Fitness* – 6005 Shellmound Street; interior partitions.
 - *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
 - *West Elm* – 5602 Bay Street (weekly).
 - *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).
- Construction meetings (weekly) and site visits were held in April for the following projects:
 - *West Elm Furniture* – 5602 Bay Street, 16,000 square foot furniture store.
 - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Pixar Phase II* – 1200 Park Avenue, 155,000 square foot production/office building.
 - *Oak Walk Mixed Use Project* – 40th Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
 - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
 - *National Holistic Institute* – 1290 59th Street, seismic upgrade.
- Construction is proceeding on the following major projects:
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *National Holistic Institute* – 1290 59th Street, demolition, seismic upgrade.
 - *Onyx Pharmaceutical* – 2100 Powell Street, 7th floor, research and development lab tenant improvement.
 - *1401 Park Avenue* – 43 residential units and 11 live/work units over 83 parking spaces.

- *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail.
 - *Oak Walk Existing Homes Renovation* – 1077-1089 41st Street; 5 houses.
 - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings.
 - *Doyle-Hollis Park* – Doyle/61st/Hollis/62nd Streets.
 - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Vue 46 (Flecto)* – 46th Street and Adeline; 79 residential units with 3,000 square feet of commercial space.
 - *West Elm Furniture* – 5602 Bay Street; 16,000 square foot furniture store.
- The following projects have received final building permit sign-off (final), Certificate of Occupancy (CO), or Temporary Certificate of Occupancy (TCO) for the month of April:
 - *Big Up Restaurant* – 1195A 65th Street. (CO)
 - *Fuzio Restaurant* – 5959 Shellmound Street, #75. (CO)
 - The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In April, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 10 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 13 applications submitted.
 - Building Division staff fielded a total of 190 counter contacts and 182 telephone queries in April.
 - The Building Division continues to observe a reduction in inspection requests for April which underscores the economic trend of lessened construction activity. Field inspection staff performed 365 inspections in April and anticipates this trend to continue throughout the remaining fiscal year. This is an average of 122 field inspections per month by the Building Division’s three building inspectors (one City staff and two WC³ staff), or 5.5 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects account for a minimum of two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division’s voice mail system 24 hours until 7:00 a.m. the day of the inspection request.
 - The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

IV. Administration/Other

- *Bay Area Planning Directors Association.* On April 3, the Planning and Building Director attended a BAPDA meeting in Oakland where the topic was SB 375, the state law that mandates regional land use and transportation plans to reduce greenhouse gas emissions. Presentations were made by the Joint Policy Committee (the regional body responsible for implementing SB 375) and each of its four member agencies: the Association of Bay Area Government (ABAG), the Metropolitan Transportation Commission (MTC), the Bay Area Air Quality Management District (BAAQMD), and the Bay Conservation and Development Commission (BCDC).
- *American Planning Association National Conference.* The Planning and Building Director and General Plan Update Project Manager attended the annual conference of the American Planning Association in Minneapolis on April 25-29. This annual event of the national professional planning organization brings together about 5,000 planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:
 - A welcoming address from the mayor of Minneapolis, who places high value on the planning profession and planning principles, as evidenced in the cityscape.
 - The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements.
 - A half-day training workshop on fiscal impact analysis related to urban development.
 - Sessions on parking policy, plan implementation, politics and the planning commission, and 3-D visual simulations; and a session on planning in Abu Dhabi presented by our General Plan consultants who are also working there.
 - An “orientation tour” and “mobile workshops” to view urban revitalization efforts in Minneapolis neighborhoods and suburbs, and to tour the famous Minneapolis “skyway” system (more below).
 - The annual planning directors’ breakfast, where planning directors from all over the nation can socialize and learn about each other’s issues, and hear talks from the planning directors of the host cities for this year’s conference (Minneapolis) and next year’s conference (New Orleans).
 - An evening boat ride on the Mississippi River from St. Paul to Minneapolis and back.
 - A fascinating closing keynote address by architectural critic Witold Rybczynski on iconic and non-iconic buildings, and their implications for city planners.

- Most sessions were good for “CM” (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials, including sessions on “APA in the Courts” and “Ethics in Planning”, which covered the required credits in law and ethics.

- Some brief observations on Minneapolis:
 - The city is at the head of navigation of the Mississippi River and is the site of the only waterfall on the entire length of the river. Although relatively small (only about 20 feet in height), this fall was the reason for the city’s founding and was the site of many lumber mills, hydro-electric plants, and the world’s two most productive flour mills, Gold Medal and Pillsbury’s.

 - Minneapolis is second only to Portland, Oregon in percentage of bicycle commuters, which, given its cold winters, is quite a claim to fame. The city is replete with high quality bike facilities including bike paths, bike lanes, bike parking, and bike racks on buses. They aim to surpass Portland and become number one.

 - Public transit service is excellent, with an exclusive bus mall in the heart of downtown, a light rail line connecting downtown to the airport, and future light rail lines planned to run between the downtowns of Minneapolis and St. Paul and to the southwest suburbs. Public information is deficient however; there were no maps and very little routing information available for the many bus lines. Everyone just seemed to know which one to take; a visitor needs to ask.

 - The famous “skyway” is a system of enclosed pedestrian bridges over streets between buildings at the second level, with connecting passageways within the buildings. These passageways are lined with shops, and often open into large atria and lobbies, sometimes passing right through the middle of stores such as Macy’s and Niemen Marcus. Effectively, this creates a vast shopping mall above street level that covers the entire downtown area. The whole system is 6-8 miles in length (estimates vary) and it is possible to walk almost a mile, from one end of downtown to the other, without going outside. Because the system connects residential, office, and retail buildings, downtown residents can walk to work and do all their daily shopping in the dead of winter without putting on a coat. This works in Minneapolis for two reasons: (1) there is enough density and pedestrian traffic to support an active pedestrian environment both on the ground level sidewalks and in the second level skyways, and (2) the average daily temperature in January is 19°, and it is sometimes much colder. Such a skyway system is not recommended in other cities unless both these factors are present.

 - The regional planning agency in the Minneapolis-St. Paul area has a comprehensive plan for the metro area that is updated every 10 years, and all cities in the region are required to have comprehensive plans that are consistent with the regional plan. All cities in the metropolitan region are currently updating their comprehensive plans to conform to the regional plan. What a concept!

- *Alameda County Mayors Conference.* The Planning and Building Director attended the Mayors Conference, which was hosted by Emeryville, at Trader Vic's restaurant on April 8, along with the Mayor, City Manager, and other department heads. It featured an interesting talk by Mayor Kassis on Emeryville's evolution, followed by a presentation on the Center of Community Life by Josh Simon, President of the School Board.
- *Saving the Bay Cruise.* On April 20, the Planning and Building Director was a guest on a San Francisco Bay cruise to benefit "Saving the Bay", a public television series hosted by Robert Redford on the history of the bay and the efforts to save it, sponsored by ESA and KQED. Keynote speaker was Will Travis, Executive Director of BCDC.
- *Schools and Planning ABAG FOCUS Forum.* On April 9, Planning Intern Rasha Aweiss attended a forum hosted by the Association of Bay Area Governments in Oakland as part of their FOCUS series. It was presented by the Jeff Vincent, Deputy Director, and Ariel Bierbaum, Program Director, of the Center for Cities and Schools at UC Berkeley, and titled Putting Schools on the Map: Links between Planning and Public Education. The presenters discussed how planning for housing, transportation, services, amenities and citizen participation can improve education and neighborhoods.
- *Permit Tracking System.* In our continuing quest to develop an automated permit tracking system, staff brought in three vendors for demonstrations of their products in April: Pentamation on April 8, Accela on April 23, and CRW/TrakIt on April 30. Five vendors have now been interviewed, included PermitSoft and BluePrince in February. Two to three vendors will now be selected from this group for further review and to solicit bids. The goal is to select a vendor by the end of the fiscal year.
- *Website Update.* The Planning and Building Department is participating in the comprehensive citywide redesign of our website. Our department's pages are complete. With the update, more documents are now available online, as well as clearer contact information. The new website includes more information on the General Plan Update, major projects, zoning regulations, Planning Commission meetings, Building Code requirements, and application forms, among other topics. All agendas and action recaps will be posted regularly. The new website also features a comprehensive history of Emeryville written by the Planning and Building Director.
- *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. There is currently a lengthy backlog of completed projects whose accounts have not been closed, and several instances where applicants owe the City money. Planning staff met internally on April 2 and 3 to review the list of projects and categorize them. A meeting with the Finance Department was held on April 15. As a result of this exercise, the list of active projects was reduced by about two-thirds, and collection procedures are being initiated for outstanding balances on several projects. Ongoing meetings with Finance are scheduled to ensure that the cost recovery project list remains up-to-date.

V. Status of Major Development Projects

- Attached is a bar chart that illustrates the progress of each major project through the Planning and Building “pipeline”, and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
PERMITS ISSUED													
Building Permits	32	32	31	29	22	21	14	12	17	19	0	0	229
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	13	25	0	0	354
Fire	2	14	15	10	5	17	5	1	12	10	0	0	91
MON. TOTALS	97	94	80	87	70	75	49	26	42	54	0	0	
FISCAL YEARLY TOTAL												674	
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	103,219	51,918	0	0	6,735,929
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	253,388	159,054	0	0	2,851,136
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	352,814	515,263	1,616,681	0	0	72,314,785
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	374,165	871,870	1,827,653	0	0	
FISCAL YEARLY TOTAL												81,901,850	
FEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	1,834.33	3,203.82	8,811.89	0.00	0.00	415,679.29
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00	40.00	92.00	0.00	0.00	346.00
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	3,362.51	6,188.40	13,832.15	0.00	0.00	558,416.25
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	6,995.44	9,812.18	6,373.62	0.00	0.00	269,788.36
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	60.03	1,318.96	928.72	0.00	0.00	30,984.77
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	774.97	880.00	2,476.67	0.00	0.00	120,453.70
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	220.00	330.00	347.14	0.00	0.00	104,277.67
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	110.00	110.00	914.04	0.00	0.00	87,047.05
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	76.74	130.61	348.11	0.00	0.00	16,474.56
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	22.25	127.76	0.00	0.00	5,596.44
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	430.37	869.03	4,954.54	0.00	0.00	179,823.64
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	4,625.20	0.00	447.60	0.00	0.00	0.00	52,369.20
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	349.81	0.00	0.00	16,800.80
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	57,206.47	0.00	0.00	0.00	5,320.73	0.00	0.00	113,738.39
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	1,833.00	0.00	0.00	54,016.96
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	27,123.78	0.00	0.00	7,403.65	0.00	0.00	94,004.80
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	274.30	0.00	0.00	0.00	0.00	0.00	274.30
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	145,728.80	13,918.71	23,352.85	54,113.83	0.00	0.00	
FISCAL YEARLY TOTAL												2,120,092	

Planning and Building Department

Major Development Projects

April 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08. PC study session on master plan 5/28/09.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC study session on stratetic plan 4/21/09.						
Transit Center NW Horton & 59th Sts.	Public parking, 149,500 s.f. medical office/lab/retail	CC study session 1/20/09. PC study session tentatively 6/25/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.						
Bay Street "Site B" Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. Appeal by Elevation 22 residents to be considered by CC 5/19/09.			PC - 1/22/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.				CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.				CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.				CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.				CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Indicator pile permit issued 4/7/09; utility permit issued 4/10/09; pile driving permit issued 4/21/09.			CC - 1/20/09			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Foundation permit issued 8/2/07. Superstructure permit issued 2/12/08.			PC - 10/27/05			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09.			CC - 8/7/07			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			

Glossary of Abbreviations:

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
EYSAC =	Education and Youth Services Advisory Committee	TI =	Tenant Improvement
FDP =	Final Development Plan		

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.	Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41 st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41 st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41 st Street relocated to new location at corner of Adeline & 40 th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007.	Stuart Gruendl BayRock Residential (510) 873-8880
Bay Street - Site B Christie/Shellmound/Powell/railroad PUD05-03	Northern expansion of Bay Street mixed use project, with 150-room hotel in 240-foot tower, 140 to 240 residential units, 80,000 to 130,000 s.f. of retail, possibly including a Nordstrom's department store, and 800-900 parking spaces.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. EIR consultant contract approved by City Council on September 6, 2005. EIR scoping session held November 16, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Publication of Draft EIR on hold pending review of new design alternative. Issued excavation and temporary shoring permit for site remediation on October 2, 2008.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>
<p>Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP07-02 and DR07-03</p>	<p>Mixed use transit-oriented development and public parking structure with 149,500 square feet of medical office/lab/retail space, and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail on the Heritage Square site.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session scheduled for January 20, 2009; Planning Commission study session tentatively scheduled for June 25, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>West Elm Furniture Store 5602 Bay Street FDP07-01</p>	<p>Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.</p>	<p>Planning Commission recommended approval of FDP on July 26, 2007; Council approved FDP on August 7, 2007. Building permit application submitted on December 21, 2007. Issued foundation permit on February 14, 2008. Issued shell/superstructure permit on June 27, 2008 and tenant improvement permit on August 19, 2008. TCO issued February 3, 2009.</p>	<p>Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008. Use Permit to use building as temporary Police Department headquarters during renovation of Police station on Powell Street was approved by Planning Commission on February 26, 2009.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE- WORK PROJECTS:			
Adeline Place (“Check Cashing”) San Pablo Avenue/W. MacArthur Boulevard/Adeline Street UP05-05 and DR05-05	36 residential units with 2,400 s.f. of retail.	Redevelopment Agency approved Placeworks as developer of project on November 16, 2004. Planning Commission study session held August 25, 2005. Approved by Planning Commission on October 27, 2005. Demolition permit issued October 7, 2005; demolition is complete. Building permit application submitted on February 16, 2007. Foundation permit issued on August 2, 2007. Superstructure permit issued on February 12, 2008.	Placeworks LLC Stuart Rickard (510) 499-9400

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six new townhouses on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Vue 46 (formerly "46th Street Lofts" or "Flecto") 46th & Adeline Street UP00-18 and DR00-29</p>	<p>Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.</p>	<p>Ramiro Marini (415) 307-8107</p>
<p>OFFICE/HIGH TECH PROJECTS:</p>			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.</p>	<p>Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for (12) indicator piles on April 7, 2009; underground utilities on April 10, 2009 and piles on April 21, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

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<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>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.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appeal by Elevation 22 residents. Considered by City Council on March 17, 2009, and continued to May 19, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER:</p>			
<p>AgeSong Assisted Living 4050 Horton Street UP05-14</p>	<p>Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.</p>	<p>Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.</p>	<p>Ali Kia Shabahangi AgeSong (415) 431-8143</p>
<p>Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09</p>	<p>New community park of about 1.25 acres on former “Dutro” site.</p>	<p>Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. “95% building permit application” submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008.</p>	<p>Ignacio Dayrit, CED Coordinator (510) 596-4356</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 2009

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Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council held study session on strategic plan on April 21, 2009.	Amy Hiestand CED Coordinator (510) 596-4354
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan to be held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255