

CITY OF EMERYVILLE



MEMORANDUM

DATE: July 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **Progress Report – June 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 June meetings:

June 2, 2009:

- *Arts and Cultural Center.* The Redevelopment Agency approved the Strategic Plan and Business Plan for the Arts and Cultural Center in the brick former industrial building behind Old Town Hall.
- *Floodplain Management.* The City Council introduced an ordinance adding a Floodplain Management chapter to the Municipal Code. This reflects updated flood maps prepared by the Federal Emergency Management Agency and ensures that the City will remain eligible for beneficial insurance rates under the National Flood Insurance Program. The ordinance was passed on June 16.
- *Construction Waste and Demolition Ordinance.* The City Council introduced an ordinance requiring certain construction, demolition and renovation projects to submit and comply with a waste management plan. The ordinance was passed on June 16.

June 6, 2009:

- *“Advance”.* The Council held a special Saturday session at which they heard an update on the budget and long range financial forecast; discussed various revenue measures and gave direction to pursue a Landscape and Lighting Assessment District; discussed alternatives for the future operation of the Child Development Center; heard a presentation on options for pension systems and retirement benefits for City staff; discussed and gave direction on a proposed Economic Development Strategy; and discussed the City’s Capital Improvement Program.

June 16, 2009:

- *South Bayfront Pedestrian-Bicycle Bridge.* The City Council held a study session on the planned pedestrian-bicycle bridge over the railroad between Bay Street and Horton Street at Temescal Creek, and gave direction concerning light fixtures, treatment of columns, and railing design.
- *Ambassador Housing.* The Redevelopment Agency approved an Exclusive Right to Negotiate with Resources for Community Development (RCD) for an affordable rental housing project on the former Ambassador Laundry building site, on the north side of 36th Street between Adeline and Peralta Streets.
- *Housing Element.* The City Council held a public hearing on the Emeryville Housing Element 2009-2014. The Council then adopted resolutions approving the Negative Declaration and adopting the Housing Element. The Housing Element was transmitted to the State Department of Housing and Community Development on June 26 for certification, in time to meet the State's June 30 deadline.
- *Greenway Connection to Berkeley.* The City Council heard an update on plans for a connection between the Emeryville Greenway and Berkeley's 9th Street Bicycle Boulevard. It was noted that staff would be meeting with Berkeley City staff the following Thursday in the field to discuss coordination of design and construction.
- ***Planning Commission.*** The Planning Commission considered the following items at its June 25 meeting:
 - *Adeline Minimart.* The Commission unanimously approved a Conditional Use Permit and Design Review to allow a small convenience store of about 1,300 square feet that would sell groceries, ready-made sandwiches and coffee, but not alcohol, on the ground floor of a multifamily residential building at 4365 Adeline Street. Improvements will include an awning, new windows, and an ADA-compliant front door, to be partially funded by the Redevelopment Agency's Façade Improvement Program. Several neighbors spoke and a number of emails were presented to the Commission, both in favor and in opposition. Some of the opposition stemmed from concerns about alcohol sales; it was clarified that the applicant has no intention of selling alcohol and the Commission included a condition to this effect. The Commission also added a number of other conditions to address neighborhood concerns, such as hours of operation, sweeping of the sidewalk, and security cameras. The Redevelopment Agency will consider the Façade Improvement Grant application on July 21.
 - *Zoning Ordinance Amendment on Requests for Reasonable Accommodation.* The Commission approved an ordinance to amend the Zoning Ordinance to update the definition of "disability" to be consistent with the state and federal Fair Housing Acts. The ordinance will now be forwarded to the City Council with the Commission's recommendation that it be enacted.

- *Draft Environmental Impact Report on the Draft Emeryville General Plan.* The Commission held a public hearing to accept comments on the Draft Environmental Impact Report (DEIR) prepared for the Draft General Plan. A Notice of Availability for the DEIR was published on May 15, 2009 and the 45-day comment period ended on June 30, 2009. No one from the public spoke at the public hearing. However several of the Planning Commissioners had questions and provided comments on the following topics:
 - › Self mitigation of the Plan
 - › Changes to the Draft Plan
 - › Land use
 - › Floor Area Ratios for the older neighborhoods
 - › “Quality of Service” policy
 - › Tsunamis and sea level rise
 - › Noise and traffic
 - › Historic buildings
 - › Parks
 - › Visual quality/neighborhood character
 - › Consistency between the General Plan and the various area plans
 - › Comparison of alternatives
 - › Grade separated crossing of the railroad track.Responses to these and all other written comments received during the comment period will be provided in the Final EIR.

- ***General Plan and Zoning Update Steering Committee.*** On June 9 the General Plan and Zoning Update Steering Committee voted unanimously to send the Draft General Plan to the Planning Commission and City Council for adoption. Prior to voting, the Committee agreed on a few modifications to the Draft Plan. It was decided to remove the Park/Open Space designation from the Level(3) site and designate it as Office/Technology. Properties just south of Level(3) in the same block will be Mixed Use with Residential. The Committee decided to designate the AC Transit site for both Public and Park/Open Space use, and to designate the entire PG&E site on Hollis between 45th and 53rd Streets as Park/Open Space. The Committee also agreed to additional language concerning the regional retail access routes and the Center of Community Life. Dyett & Bhatia provided the Steering Committee with a presentation on the Draft EIR for the General Plan. The public comment period on the Draft EIR ended on June 30, 2009.
- ***Park Avenue District Advisory Committee.*** The Committee did not meet in June. The next regular quarterly meeting will be on August 12. The November meeting was rescheduled from the regular time of the second Wednesday, November 11, which is a City holiday (Veterans’ Day) to the following Wednesday, November 18.
- ***Transportation Committee.*** At the June 23 meeting, the committee discussed the possibility of Piedmont Unified School District utilizing some of the public parking in the City garage at Hollis and 65th Street during their rental of Emery Unified School District facilities at 61st and Doyle Streets (the former Ralph Hawley Middle School site).

- ***Pedestrian and Bicycle Advisory Subcommittee.*** At the June 1 meeting, the subcommittee discussed the relocated bus shelter on Shellmound Street, increased ridership on Bike to Work Day, the route of the Bay Trail through Emeryville, and maintenance of the Greenway.
- ***I-80 Pedestrian and Bicycle Crossing Committee.*** The committee met on June 15 and reviewed Caltrans's response to various alignment options for the bridge and ramps and discussed the project schedule.
- ***Community Events Committee.*** The June meeting was cancelled due to a lack of application submittals; a subsequent application for a wedding at Marina Park was reviewed by email.

II. Planning Division

- ***Development Coordinating Committee.*** The regular DCC meeting of June 10 was cancelled because all major development projects currently being processed have already been reviewed by the committee.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - ***Ambassador Housing.*** On June 3, staff met with the applicant, Resources for Community Development (RCD), and their architect to discuss the project. As noted above, the Redevelopment Agency approved an Exclusive Right to Negotiate with RCD at their June 16 meeting. Staff attended a community meeting organized by RCD on June 17. RCD presented a proposal for a 75-unit affordable rental residential development. Approximately ten people attended including Councilmember Davis and several members of the Housing Committee. A suggestion for vertical landscaping was made as well as a need to conduct shadow studies so that the project's impacts on adjacent development could be assessed. Bulb-outs on Peralta at 36th Street and MacArthur Boulevard were also suggested for slowing down vehicular traffic. An application for the project is anticipated on July 1 and the project is tentatively scheduled for a study session at the July 23 Planning Commission meeting. Staff received a proposal from Kimley-Horn to update the traffic report prepared for the project.
 - ***EmeryStation West @ Emeryville Transit Center.*** Staff met with Wareham to discuss the project (formerly know as the "Transit Center") on June 8 and 22. An application for planning approvals was submitted on June 29. As now proposed, the project would include approximately 248,000 square feet of office/lab/retail space and 300 parking spaces in a building approximately 135 feet tall on the "Mound" site north of the Amtrak station; and a 7-level parking garage with 600 spaces and about 3,620 square feet of ground floor retail/office space at the Heritage Square parking lot site at 62nd and Horton Streets. Staff initiated preliminary work on environmental review for the project to determine National Environmental Policy Act (NEPA) requirements. A Planning Commission study session is scheduled for the August 27 meeting.

- *Emeryville Center of Community Life (ECCL).* On June 25, staff met with Emery Unified School District staff to review proposals from three consultants to conduct environmental review for the project and selected LSA, a firm that has previously prepared a number of environmental documents for various City projects.

- *Bay Street Site B.* On June 4, staff met with Madison Marquette to discuss processing of this northern extension of the Bay Street mixed use project. It was decided that the retail and hotel portions of the project, which are already entitled as part of the Planned Unit Development for "Site A", and for which an Environmental Impact Report has already been certified, will be processed as a Final Development Plan (FDP). The department store, with public parking above it, will occupy Site B and will be processed as a Conditional Use Permit and Design Review. A Mitigated Negative Declaration will be prepared for the department store because the General Plan EIR, which covers this project in general terms, should be certified by that time. Applications for the FDP and Use Permit are expected to be submitted this fall. Madison Marquette has requested a five year extension of their Development Agreement; this will be considered by the Planning Commission on July 23 and by the City Council in August.

- *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 May 26, staff sent the developer a comprehensive list of outstanding items that must be completed before temporary and final certificates of occupancy can be signed-off for the new condominiums buildings and the single-family homes on 41st Street. Staff is waiting for a response.

- *Temporary Police Station.* A Conditional Use Permit and Design Review application was submitted by the Emeryville Police Department to temporarily move the Police Department to the site east of Shellmound Street and south of the Powell Street Bridge ("Site B") during renovations of the current facility. The temporary structure will be 13 interlinked portable structures, totaling 9,360 square feet. The application is scheduled to be considered by the Planning Commission on July 23.

- *Adeline Place.* On July 24, staff attended a ribbon cutting ceremony and reception for this 36-unit residential project at the "star intersection" where Adeline Street, San Pablo Avenue, and West MacArthur Boulevard cross. The project, which was approved by the Planning Commission on October 27, 2005, received a Temporary Certificate of Occupancy on May 29, 2009.

- *Papermill*. On June 30, staff met with the developers of this approved 168-unit residential rental project at Hollis and Powell Streets to get an update on their construction plans. Despite the lack of availability of conventional funding, they are exploring creative options and hope to move the project forward in the near future.
- *Amyris Biofuel Lab*. Staff inspected the landscaping, which was not completed.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Fence at Temescal Creek Park*. A Minor Design Review application from the Public Works Department was approved on June 2, 2009 to replace the fence around Temescal Creek Park with a wrought iron fence.
 - *Play Area at Emeryville Child Development Center, 1220 53rd Street*. A Minor Design Review application from the Public Works Department was approved on June 5 for a new play area at the Child Development Center.
 - *Signs*
 - *CVS / pharmacy, 4349 San Pablo Avenue*. A minor sign application was approved on June 5 for a wall sign facing San Pablo Avenue and 45th Street.
 - *T-Mobile Store, 5616 Bay Street*. A minor sign application was approved on June 23 to replace the existing awning and sign with new colors and message.
 - *Subdivisions*
 - *Parcel Map Application, 1001 42nd Street*. An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant's decision (pending).
 - *Code Enforcement:*
 - *DeNoise, 1501 Powell Street*. The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).
 - *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 (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 visited the property and is working with the residents to bring the property into compliance (pending).

- ***Advanced Planning Projects.***

- *General Plan Update.* As noted above, Steering Committee recommendations on the Draft General Plan were finalized at their June 9 meeting. The public comment period on the Draft Environmental Impact Report (EIR) closed on June 30. Responses to comments will be developed in July and included in the Final EIR. Staff prepared a contract amendment for Moore Iacofano Goltsman to enable completion of their meeting facilitation on the General Plan Update. The amendment was approved at the June 16 City Council meeting. Staff is also developing a fourth contract amendment for Dyett & Bhatia to provide additional work on the General Plan and Design Guidelines, and for traffic counts on Horton Street. Staff met with Dyett & Bhatia on June 29 to go over comments received on the Draft EIR and to review final changes needed to the Plan before it is forwarded to the Planning Commission and City Council for the adoption hearings.
- *Housing Element.* Staff provided a presentation to the City Council on the Emeryville Housing Element 2009-2014 on June 16. The Element was approved and then was sent to the State Housing and Community Development Department on June 26, meeting the State's June 30 deadline.
- *Zoning Update.* Consultants provided staff with a proposal for implementing the building height and intensity bonus system. Staff reviewed the material at an internal meeting on June 23, and with the consultants on June 25. The material will be edited for distribution to the General Plan and Zoning Update Steering Committee for their July 28 meeting.
- *Powell Streetscape Project.* Staff met with WRT on June 15 and discussed an additional alternative that included median bus stops on Powell Street east of Christie Avenue. In addition, staff and consultants did a field trip to determine the viewpoints for photo simulations. The project is tentatively scheduled for a study session at the August 18 City Council meeting.
- *Parks and Recreation Strategic Plan.* On June 24, staff held a kick-off meeting with MIG regarding schedule and study methodology, and then toured parks, facilities and potential park sites with MIG staff and the Public Works Department's maintenance supervisor. Staff obtained park plans from Public Works, traced relevant information to make useable park plans, and updated them. Five Planning Division staff members spent the day on Sunday, June 28 recording the use of six parks.
- *Quality of Service.* Staff met with Nelson\Nygaard regarding multi-modal quality of service metrics on June 15, to implement one of the key policies of the draft General Plan, which calls for replacing traditional "Level of Service" calculations for motor vehicles with a more holistic measure that accounts for all travel modes.
- *Alternative Transportation Plan.* Staff developed comments on the draft Horton Street memo and also relayed comments from Emery Go Round staff to Nelson\Nygaard. At staff's request, Fehr & Peers has developed a proposal to forecast General Plan traffic volumes on Horton Street.

- *Parking Study.* Staff held a conference call with WSA on June 24 to discuss edits to their report on a citywide parking strategy.
- *Parking Ordinance.* At the direction of the Community Preservation Committee, staff has developed an amendment to the Zoning Ordinance to restrict open parking at residential properties. The ordinance will be presented to the Planning Commission on July 23 and to the City Council later this summer.
- *Significant Buildings List.* Staff rated the properties that had not been conclusively rated before, and checked and reconciled rating notes.
- *Sherwin-Williams Cleanup.* Staff met with the State Department of Toxic Substances Control and Sherwin-Williams regarding preparation of an Environmental Impact Report (EIR) for remediation of the Sherwin-Williams site. Staff gave a table of construction schedules for public and private projects to the meeting attendees. The Draft EIR and Draft Remedial Action Plan should be out this summer for public review and discussion at community meetings.
- *I-80 Pedestrian-Bicycle Bridge.* The project team, including City, Caltrans, and HQE Inc., met at Caltrans offices on June 17 to discuss the project schedule and environmental documents for the project.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.
- *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 Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *Berkeley Bike Path Connection to Emeryville Greenway.* Emeryville and Berkeley Planning and Public Works staff members met on June 18 at the city boundary on the former railroad right-of-way between 67th and Folger Streets to discuss coordination of design and construction of a path connecting the Emeryville Greenway to Berkeley's 9th Street Bicycle Boulevard. Berkeley hopes to complete their part of the path in the summer of next year if there is enough funding. On June 19, Emeryville staff informed Berkeley that, in the short term, Emeryville supports a simple asphalt path and hydro seeding with a wildflower mix on the portion between 67th and Folger Streets, and that, in the longer term, Emeryville staff recommends requiring the developer of the adjacent Marchant Building to design and construct full improvements consistent with the design of the rest of the Emeryville Greenway as part of the conditions of approval for that project.

III. Building Division

- The attached tables summarize the final month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. Also included are the fiscal year 2007-2008 building permit and inspection activity tables for comparison. The month of June has indicated a continued slowing trend in development activity for building permits and inspections consistent with the past several months. For June a total of 49 permits have been issued, based on a total valuation of \$2.1 million and generating about \$63,000 in fees. During the same period, 325 inspections have been conducted, of which 224 (about 68%) were related to major projects, and 101 (about 32%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement. For the entire fiscal year, a total of 754 permits were issued, based on a total valuation of \$85 million and generating \$2.3 million in fees, and a total of 6,617 inspections were conducted. Compared to fiscal year 2007-2008, this represents a 3% drop in the number of permits issued, a 29% drop in valuation, a 30% drop in fees collected, and an 11% drop in the number of inspections. Due to the slowing of construction activity, a decision has been made to reduce our building inspection staff from three inspectors (one City staff and two consultants) to two inspectors (one City staff and one consultant), effective July 1, 2009.
- Temporary certificates of occupancy (TCO) have been issued for the 1401 Park Avenue, Vue 46, West Elm Furniture, and Adeline Place projects. Construction continues on other major projects, including National Holistic Institute, Doyle-Hollis Park, Oak Walk, AgeSong Assisted Living, Site B excavation, Pixar phase II foundation at the corner of Hollis and Park, Bridgewater remodel (63 units), and Flatiron building. Major tenant improvement projects and upgrades under construction include Bionovo Lab, Novartis BCB, and Joint Bio Energy Institute (JBEI), all at Emerystation East located at 5885 Hollis Street, and Onyx Pharmaceutical, located at Watergate Tower 1 at 1900 Powell Street. The Building Division anticipates several new development projects in fiscal year 2009-2010 including San Pablo Townhouses, Papermill Project live-work/residential, Emery Station Greenway, MacArthur San Pablo Mixed Use Project, 39th and Adeline apartments, Bakery Lofts Phase IV, and the City of Emeryville Police Station renovation.
- 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 June, the Director of Planning and Building received five 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 June included:
 - *Pixar Phase II* – 1200 Park Avenue; slab foundation mechanical, electrical and plumbing; site fire utilities; piles, basement and foundation.
 - *Bridgewater* – 6400 Christie Avenue; sewer repairs.
 - *Flatiron* – 3645 San Pablo Avenue; building shell.
 - *EmeryStation East* – 5885 Hollis Street; repair/replace ceiling lid.
 - *Terraces, EmeryStation III* – 5880 Horton Street; replace exhaust fans.
 - *T-Mobile* – 5607 Bay Street; tenant improvements.
 - *Lanesplitter* – 3645 San Pablo Avenue; tenant improvements.
 - *Doyle-Hollis Park* – 1333 62nd Street.
 - *City Corp Yard Facility* – 5679 Horton Street; seismic retrofit, trash enclosure.
 - *1601-A 63rd Street* – tenant improvements.
 - *Bay Center A* – 6425 Christie Avenue, 1st and 2nd floor; lobby renovation.
 - *Metro Park* – 5644 Bay Street; tenant alteration.
 - *Oak Walk* – 4002-4098 San Pablo Avenue; Building 2 sales office.
 - *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 June for the following projects:
 - *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.
 - *Flatiron Building* – 3645 San Pablo Avenue, 3,000 square foot new restaurant building.
 - *National Holistic Institute* – 1290 59th Street, seismic upgrade.
- Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; demolition, seismic upgrade.
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *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.
 - *Bay Street Site B* – Christie/Shellmound/Powell/Railroad; site remediation.
- 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 June:
 - *Expressions* – 1650-B 65th Street; tenant improvements. (CO)
 - *Head Over Heels Gymnasium* – 4701 Doyle #F; seismic upgrade (final)
 - 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 June, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 5 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 10 applications submitted.
 - Building Division staff fielded a total of 192 counter contacts and 141 telephone queries in June.
 - The Building Division continues to observe a reduction in inspection requests for June which underscores the economic trend of lessened construction activity. Field inspection staff performed 325 inspections in June and anticipates this trend to continue into the next fiscal year. This is an average of 108 field inspections per month by the Building Division’s three building inspectors (one City staff and two WC³ staff), or 5.4 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects account for a minimum of two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division’s voice mail system 24 hours until 7:00 a.m. the day of the inspection request. As noted above, because of the slowdown in construction activity, a decision has been made to eliminate one consultant building inspector position.
 - 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

- *Website Update.* Planning and Building Department staff have completed loading content onto our pages of the City's website. More documents are now available online, as well as clearer contact information. Information will be updated as necessary, and Planning Commission agendas and staff reports will be uploaded by Friday before each meeting. On June 23 and 24, Planning Division staff attended refresher training from Civic Plus, our website consultants, on how to create and update web pages.
- *Permit Tracking System.* Staff has developed a questionnaire and sent it to the three companies on our short list for a permit tracking system. Responses are due July 10, after which staff will coordinate a final selection with all involved parties.
- *Document Management.* On June 12, the Planning and Building Director and Chief Building Official met with representatives of the SIRE document management system to discuss priorities and strategies for scanning and creating an electronic database of our numerous paper documents. The goal is to eventually store as much as possible electronically and eliminate paper files, to free up storage space and make the documents easier to access.
- *Bay Area Air Quality Management District.* On May 20, 2009, the BAAQMD approved a new fee schedule for demolition notifications. The new fees apply to notifications postmarked on or after July 1, 2009. Section 19827.5 of the California Health and Safety Code requires that prior to issuing a demolition permit, the local agency must receive documentation from the applicant demonstrating compliance or exemption with the notification requirements of the federal asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAPs) regulations. Demolition includes the wrecking, moving or dismantling of any load-supporting structural component or the intentional burning of a structure.
- *California Building Standards Commission.* The effective date for the 2008 Building Energy Efficiency Standards (Title 24, Parts 1 and 6) has been changed to January 1, 2010. The California Energy Commission adopted the 2008 standards on April 23, 2008, and the Building Standards Commission approved them on September 11, 2008. The standards were scheduled to become effective on August 1, 2009. The Energy Commission has experienced delays in completing the public domain compliance software. The Energy Commission had anticipated that these software programs would be available earlier; however the software required further programming attention before it could be released. The Energy Commission is resolving these problems, and will provide the programs in the near future. This delay provides the industry and building officials more time to prepare for the new standards. The Energy Commission will use this additional time to provide more information for the standards and work with the California utilities, building industry and the California Building Officials (CALBO) to provide training on the new standards.

- *Home Depot, 3838 Hollis Street.* In late May, City staff noticed a large crane in the main parking lot of Home Depot. Field inspection staff was directed to investigate and verified that new mechanical equipment was being installed on the roof without the benefit of a building permit. Staff notified the California licensed contractor, Comfort Systems USA, Director of Operations, of the necessary permits. The contractor stated he was unaware of the required permits for this type of work. Subsequently the contractor obtained the appropriate permits, which included penalty fees, for work to continue and inspections to follow.
- *Office Cleanup Day.* On Friday June 26, Planning and Building Department staff spent the entire day purging file drawers and supply cabinets of extraneous materials, and sorting and organizing what remained. The result is an overall tidier appearance and a lot of surplus office supplies that have been made available to other departments. (Anything not taken will be donated to the East Bay Depot for Creative Reuse.) The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff agreed that this should be a regular event.
- *Farewell to Joe Davi.* Due to the slowdown in construction activity, the Planning and Building Department has found it necessary to reduce our inspection staff from three (one City staff and two consultants) to two, so on June 30 we bid farewell to contract building inspector Joe Davi. Joe is an employee of WC³, our plan check and inspection consultants, and, starting in July, he will be moving on to a new WC³ assignment in San Diego County inspecting power plants under contract with the California Energy Commission. Joe has made a lot of friends in the City of Emeryville during his 10-year tenure with us, and many of them gathered at the Emeryville Public Market (Joe's favorite lunch spot), and later for cake in City Hall, to bid Joe best wishes, a fond farewell, and hopes for his return when the economy improves. We will miss Joe and his wonderful watercolor paintings.

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	12	15	256
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	13	25	19	31	404
Fire	2	14	15	10	5	17	5	1	12	10	0	3	94
MON. TOTALS	97	94	80	87	70	75	49	26	42	54	31	49	
												FISCAL YEARLY TOTAL	754
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	103,219	51,918	46,000	73,470	6,855,399
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	253,388	159,054	2,000	496,670	3,349,806
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	865,754	1,539,781	74,720,320
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	913,754	2,109,921	
												FISCAL YEARLY TOTAL	84,925,525
FEEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	1,834.33	3,203.82	8,811.89	4,657.13	10,564.18	430,900.60
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00	40.00	92.00	47.00	105.00	498.00
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	7,540.30	13,270.01	579,226.56
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	10,711.00	17,867.08	298,366.44
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	657.04	2,184.76	33,826.57
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	2,096.00	6,504.59	129,054.29
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	1,314.40	1,575.89	107,167.96
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	1,363.60	6,781.37	95,192.02
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	183.42	167.18	16,825.16
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	22.25	127.76	75.40	338.65	6,010.49
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	2,849.33	2,957.14	185,630.11
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	3,580.80	1,044.40	56,994.40
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	349.81	944.42	0.00	17,745.22
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	19,653.87	0.00	133,392.26
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	72,941.18	0.00	126,958.14
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	128,614.89	63,360.25	
												FISCAL YEARLY TOTAL	2,312,067

	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	TOTAL
PERMITS ISSUED													
Building Permits	28	27	19	19	27	21	10	23	17	18	23	17	249
Plumb., Elec., Mech.	55	39	23	44	48	28	27	49	28	29	54	31	455
Fire	4	10	5	3	6	4	6	4	11	6	6	9	74
MON. TOTALS	87	76	47	66	81	53	43	76	56	53	83	57	
FISCAL YEARLY TOTAL													778
VALUATION													
Residential	1,760,645	10,703,634	3,438,200	19,321,493	323,950	91,925	4,893,749	824,890	93,990	115,875	597,574	166,460	42,332,385
Sub Permits	246,981	283,001	130,026	93,652	257,329	38,229	180,478	650,370	371,789	256,937	116,562	578,450	3,203,804
Commercial	4,606,148	898,399	1,038,470	190,154	2,272,267	12,805,679	27,788,492	7,895,705	6,816,615	2,954,729	6,587,944	966,313	74,820,915
MON. TOTALS	6,613,774	11,885,034	4,606,696	19,605,299	2,853,546	12,935,833	32,862,719	9,370,965	7,282,394	3,327,541	7,302,080	1,711,223	
FISCAL YEARLY TOTAL													120,357,104
FEES COLLECTED													
General Plan	33,251.62	59,845.36	23,131.51	97,750.20	14,199.88	65,905.27	166,241.37	49,204.83	36,336.59	16,237.58	36,781.27	7,796.09	606,681.57
Building Permit	41,817.09	65,259.62	26,192.98	105,240.51	18,490.92	69,052.79	167,844.00	51,142.49	40,271.86	24,765.23	58,285.43	9,622.52	677,985.44
Plan Review	20,164.74	21,163.68	9,219.18	30,923.23	97,231.11	133,021.23	43,624.85	11,111.68	21,833.55	85,042.16	29,969.34	22,489.28	525,794.03
Energy Review	2,511.56	424.53	1,186.22	5,064.84	14,620.51	24,352.49	7,448.14	1,090.96	3,339.73	13,798.51	1,945.26	3,551.74	79,334.49
Electrical Permit	8,595.33	12,444.45	1,067.95	21,268.38	4,024.41	13,789.41	29,874.51	15,282.85	7,183.48	6,057.37	12,343.19	2,565.63	134,496.96
Plumbing Permit	6,217.85	10,801.52	1,350.01	18,618.65	1,743.56	11,918.67	25,801.99	8,943.99	5,644.21	4,471.63	9,301.86	1,240.30	106,054.24
Mechanical Permit	6,038.97	9,894.70	650.85	17,463.53	1,749.17	10,966.52	23,688.42	12,739.62	5,712.26	3,727.55	8,854.26	1,498.79	102,984.64
S.M.I.P.	1,154.00	2,314.23	937.98	4,084.46	545.77	2,701.85	6,863.27	1,831.32	1,451.68	642.82	1,480.29	242.16	24,249.83
Microfiche	426.20	668.28	262.98	1,051.42	186.60	684.20	1,680.15	554.78	398.32	242.03	577.59	113.67	6,846.22
Fire Dept. Fees	13,177.61	19,196.63	3,297.80	31,714.60	5,127.74	23,056.73	49,381.09	21,055.56	16,515.96	9,127.44	20,296.03	5,387.94	217,335.13
Sewer Connection	14,770.80	29,094.00	447.60	40,284.00	447.60	5,968.00	22,678.40	4,177.60	5,222.00	895.20	4,028.40	1,492.00	129,505.60
Bay-Shell	0.00	0.00	0.00	7,690.53	0.00	0.00	0.00	29,977.32	0.00	0.00	0.00	0.00	37,667.85
Traffic Impact	12,294.00	2,706.00	43,930.72	0.00	0.00	0.00	0.00	18,015.03	0.00	20,586.00	38,967.50	45,015.00	181,514.25
School	28,230.88	53,600.85	0.00	161,327.16	76.44	0.00	0.00	6,994.68	0.00	0.00	0.00	0.00	250,230.01
Art Public Places	0.00	50,430.17	0.00	99,578.58	0.00	0.00	0.00	59,420.00	42,274.02	0.00	0.00	0.00	251,702.77
Other : (Fire Suppr)	673.21	3,752.13	0.00	4,611.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,030.00	11,067.09
MON. TOTALS	189,323.86	341,596.15	111,675.78	646,671.84	158,443.71	361,417.16	545,126.19	291,542.71	186,183.66	185,593.52	222,830.42	103,045.12	
FISCAL YEARLY TOTAL													3,343,450

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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	PC study session on master plan 5/28/09. City and EUSD selecting CEQA consultant.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved stratetic plan 6/2/09.						
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.						
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	Community meeting 6/17/09. PC study session 7/23/09.						
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	248,000 s.f. office/lab/retail 300 public parking spaces	Planning application filed 6/29/09. PC study session 8/27/09.						
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. CC approved on appeal 5/19/09.						
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.						
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.						
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.						
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.						
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.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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.	Foundation permit issued 5/19/09. Underslab MEP permit issued 6/11/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09.			CC - 3/6/07			
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			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08. Playground to open 7/1/09; lawn to open 8/3/09.			CC - 6/19/07			
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.	Superstructure permit issued 2/12/08. TCO issued 5/29/09.			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
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DEIR = Draft Environmental Impact Report
DR = Design Review
EIR = Environmental Impact Report
EUSD = Emery Unified School District
FDP = Final Development Plan

FEIR = Final Environmental Impact Report
GPA = General Plan Amendment
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
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
MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15	New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37 th Street and West MacArthur Blvd. Site is partially in Oakland.	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.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977

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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>Bay Street - Site B Christie/Shellmound/Powell/railroad PUD05-03</p>	<p>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.</p>	<p>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. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street to be considered by Planning Commission on July 23, 2009.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<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 248,000 square feet of office/lab/retail space, and 300 parking spaces in a 135-foot tall tower on the "Mound" site; and a 600-space, 7 level parking garage with 3,620 square feet of retail/office space 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 held January 20, 2009; Planning Commission study session scheduled for August 27, 2009.</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>
West Elm Furniture Store 5602 Bay Street FDP07-01	Construction of a 16,000 square foot furniture store on Bay Street "Pad #1" near Barnes and Noble.	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.	Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager
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.	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

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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>
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. TCO issued on May 29, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
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 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.	Amir Massih Archstone Smith (510) 235-1170
39th and Adeline Residential Project East side of Adeline Street between 39 th Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	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.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959

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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>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>
<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>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>

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Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008.	Sasha Shamzad MRE Commercial (510) 849-0776
Bakery Lofts Phase IV Southeast corner of 53 rd and Adeline Streets UP06-15	Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.	Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009.	John Protopappas Madison Park Financial (510) 452-2944
4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45 th Street UP06-06 and DR06-10	Development of 29 new townhouse units on southern portion of "Emery Farms East" site.	Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 75 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 with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session to be held July 23, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

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OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. 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, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied approval and approved project on May 19, 2009.	Geoffrey Sears Wareham Development (415) 457-4964

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OTHER:			
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 held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10. City and School District staff collaborating on consultant selection for environmental review.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
AgeSong Assisted Living 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.	Ali Kia Shabahangi AgeSong (415) 431-8143
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09	New community park of about 1.25 acres on former "Dutro" site.	Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. "95% building permit application" submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008. Playground to open July 1, 2009; lawn to open August 3, 2009. Grand opening ceremony to be scheduled in September 2009.	Ignacio Dayrit, CED Coordinator (510) 596-4356

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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. Issued shell permit on May 1, 2009.	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 approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
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