

# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** August 1, 2009

**TO:** Patrick D. O’Keeffe, City Manager

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

**SUBJECT:** Progress Report – July 2009

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### 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 July 21 meeting:
  - *Planning Commission Appointments.* The City Council reappointed Art Hoff and Frank Flores to the Planning Commission for three year terms from July 1, 2009 to June 30, 2012.
  - *Adeline Market.* The Council set the hearing date for August 4 for the appeal of this project, which was approved by the Planning Commission on June 25 and has been appealed by three Triangle neighborhood residents.
  - *Doyle Hollis Park.* The Council discussed the grand opening of the park, but did not set a date. It will be sometime in August or early September, and will be announced ahead of time. [It was subsequently set for Sunday, September 6 at 1:00 p.m.]
  - *Budget.* The Council approved a citywide operating budget reduction of over \$1 million for fiscal year 2009-10. The Planning and Building Department has eliminated one contract building inspector and made additional cuts in other areas. Planning Commission compensation has been cut from \$200 to \$100 per month.
  - *General Plan and Zoning Update.* An amendment to the Professional Services Agreement with Dyett and Bhatia for the General Plan and Zoning Update was approved on the consent calendar.
- **Planning Commission.** The Planning Commission considered the following items at its July 23 meeting:
  - *Ambassador Housing Project.* The Commission held a study session on a proposed five-story, 59,802 square foot residential building and two three-story townhouse buildings with a total of 75 affordable housing units and 119 off-street parking spaces on a 34,280 square foot site. The Commission had a number of concerns. At least two Commissioners mentioned a need for a health risk assessment for the project to ensure that any adverse impacts of air quality were mitigated. In addition, a general concern regarding massing of the main building, particularly towards the east adjacent to existing single family

homes, was expressed. Elimination of garages for the townhouses was suggested. There was also a suggestion that the parking be reduced. Concerns were expressed regarding the proposed "rain wall" in the plaza area, adequacy of sunlight in the children's play area and usability of the courtyard space due to the presence of planters. The Commission generally liked the Peralta Street elevation. Two neighbors voiced concerns regarding safety during and after construction, length of construction time, and future traffic and parking congestion. The Commission suggested that the applicant redesign the project and discuss it with the immediate neighbors.

- *South Bayfront (Site A) Development Agreement Extension.* The Commission considered a request to extend the Development Agreement, set to expire on October 22, 2009, by five years, to October 22, 2014, and voted unanimously to recommend that the City Council approve the extension. The item is scheduled for the August 18 City Council meeting.
- *Temporary Police Department Headquarters.* The Commission considered a Conditional Use Permit and Design Review to temporarily move the Emeryville Police Department to a site east of Shellmound Street and south of Powell Street ("Site B") during renovations of the current facility on Powell Street. The temporary facility will be 13 interlinked portable structures totaling 9,360 square feet. The existing public parking area under the Powell Street Bridge to the north, as well as a newly paved area to the east of the portables, will be used for Police parking. The Commission approved the application with modifications to the conditions suggested by staff, including that the handicapped ramp be modular, that the landscaping be Bay Friendly hydro-seeding, and that the Use Permit be good for 24 months rather than 18 months as originally recommended.
- *Amendment to Parking Ordinance.* The Commission considered an amendment to the Off-Street Parking and Loading Regulations of the Zoning Ordinance to restrict parking in open space and yard areas, and directed staff to clarify the proposed language and bring the amendment back for future consideration.
- *General Plan and Zoning Update Steering Committee.* The Steering Committee met on July 28. At their June meeting the Committee had completed its work on the General Plan Update and has now transitioned to the update of the Zoning Ordinance for implementation of and compliance with the General Plan. At the July meeting the Committee reviewed work by Dyett and Bhatia on a density and intensity bonus system to be awarded to developers who provide public benefit through community amenities, as outlined in the Draft General Plan. Dyett and Bhatia proposed a point system whereby developers would choose from a menu of amenity elements to earn points for additional density, intensity, and building height. Bonuses would be discretionary and would require design excellence. Bonusable elements include public open space, family-friendly housing, sustainable design, transportation demand management, public right-of-way improvements, publicly accessible parking, activation of Neighborhood Centers, and recycled water through dual plumbing. Committee members asked questions and provided direction for fine tuning of the system.

- ***Park Avenue District Advisory Committee.*** The Committee did not meet in July. The next regular quarterly meeting will be on August 12.
- ***Transportation Committee.*** At the July 28 meeting, the committee voted to move the Emery Go-Round bus stop on the northwest corner of Hollis at 65<sup>th</sup> to the northwest corner of 65<sup>th</sup> at Hollis, after consulting with AC Transit and Emery Go-Round.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At the July 6 BPAC meeting, Assistant Planner Arly Cassidy shared information from various meetings and seminars she had attended over the past month, including a Mini Bike/Ped Conference at ACTIA and a presentation on Bike Master Plans.
- ***I-80 Pedestrian and Bicycle Crossing Committee.*** On July 15 the committee met to discuss the draft Project Study Report/Project Development Support (PSR/PDS) and Preliminary Environmental Analysis Report (PEAR) documents produced by the City's engineering consultants, HQE.
- ***Parks and Recreation Strategic Plan Ad Hoc Committee.*** The Committee met on July 15 and heard a presentation by MIG on their proposed approach to the Parks and Recreation Needs Assessment and Strategic Plan.
- ***Community Events Committee.*** At the July 14 meeting, the committee reviewed applications for a block party for the residents of 1500 Park and for a family reunion at Marina Park.

## **II. Planning Division**

- ***Development Coordinating Committee.*** The DCC met on July 15, with representatives from the Planning and Building, Economic Development and Housing, Public Works, Finance, and Police Departments, the City Attorney's Office, and the City Manager discussing the following issues:
  - ***Zoning Ordinance Amendment to Restrict Open Parking on Residential Lots.*** DCC members reviewed a proposed amendment to the Zoning Ordinance to restrict parking in open space and yard areas. No major concerns were expressed.
  - ***Temporary Police Department Headquarters at Site B.*** The committee reviewed a proposal to temporarily move the Emeryville Police Department to Bay Street Site B in 13 interlinked portable structures during renovations of the current facility on Powell Street. Committee members suggested that the proposed concrete entrance ramp be replaced by a modular ramp, and that the landscaping be Bay Friendly hydro-seeding. It was also noted that the facility will be needed for 24 months, rather than 18 months as indicated in the Planning Commission staff report. As noted above, the Planning Commission subsequently approved the project with these changes.

- *EmeryStation West @ Emeryville Transit Center.* This project includes a parking structure and office/laboratory building at the “Mound” site north of the Amtrak station, and a parking structure at the Heritage Square parking lot at the southeast corner of Horton and 62<sup>nd</sup> Streets. The committee expressed concerns about the design of the Heritage Square building. In addition, members generally agreed that connection of the proposed open plaza on the upper level of the EmeryStation West building with the existing bridge over the railroad tracks was appropriate and would increase the use of the plaza, as well as addressing building code concerns about exiting. Concerns were expressed regarding existing loading functions at nearby Emery Station buildings and whether the project would add to the problem. It was noted that the plans were inadequate and the site plan did not show a number of details that were necessary to assess the project’s vehicular and bicycle circulation. It was noted that the plans did not include bike parking and stormwater treatment. The project is scheduled for review by the Pedestrian and Bicycle Advisory Subcommittee on August 3 and for a study session at the August 27 Planning Commission meeting.
  
- *Ambassador Housing Project.* The committee reviewed a proposal for a 75-unit affordable rental housing project on the old Ambassador Laundry site at 36<sup>th</sup> and Peralta Streets. It was suggested that the landscaped area along Peralta Street be designed as a community garden similar to the existing one across the street. This idea was also expressed at the community meeting where residents wanted open areas to be secured. It was also suggested that the proposal include bulb-outs on Peralta Street at 36<sup>th</sup> Street and West MacArthur Boulevard to slow down traffic. It was noted that the east elevation was not accurate as it did not show two car garages on the two townhouses as indicated in the floor plan. It was suggested that these two townhouses have one-car garages with the remaining two spaces accommodated in the main garage to minimize driveway widths on the street. Building Division staff indicated accessibility issues with the proposed steps leading to the live-work/flex spaces along Peralta Street.
  
- *Baker Metals.* It was noted that this project to renovate the old Baker Metals building on 65<sup>th</sup> Street with residential and live-work units, and to build five new townhomes on a vacant lot fronting Ocean Avenue, had previously been reviewed by DCC. The main outstanding issue was fire truck access, which has now been resolved with a “hammer-head” turnaround on Peabody Lane, with the Fire Department’s approval. The project is scheduled to be considered by the Planning Commission on August 27.
  
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
  - *Ambassador Housing.* On July 28, staff met with the applicant, Resources for Community Development (RCD), and their architect to discuss the Planning Commission’s comments at the July 23 study session. The applicant presented several design options, and it was agreed that individual meetings with neighbors and a community meeting would be scheduled. The project is tentatively scheduled for a public hearing before the Planning Commission on September 24.

- *EmeryStation West @ Emeryville Transit Center.* Staff met with Wareham to discuss the project (formerly know as the “Transit Center”) on July 20 and 27. 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 62<sup>nd</sup> and Horton Streets. Environmental review pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) are underway. A City Council study session is scheduled for August 18, and a Planning Commission study session is scheduled for August 27.
- *Baker Metal and Ocean Avenue Townhouses.* The applicant submitted revised plans for the project, which consists of 17 residential and live-work units in the existing Baker Metal building on 65<sup>th</sup> Street and five new townhomes on a vacant lot fronting Ocean Avenue. The project is scheduled for a public hearing at the August 27 Planning Commission meeting.
- *Bay Street.* On June 4, staff met with Madison Marquette to discuss processing of the 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; as noted above, this was approved by the Planning Commission on July 23 and will be considered by the City Council on August 18.
- *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64<sup>th</sup> 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 41<sup>st</sup> Street. A response was received on July 31; staff is reviewing the items submitted.

- *Adeline Market.* An application for a Conditional Use Permit to allow a small convenience store on the ground floor of a multifamily residential building at 4365 Adeline Street was approved on June 25, 2009 by the Planning Commission. The decision has been appealed by three Triangle neighborhood residents; a public hearing will take place before the City Council on August 4, 2009.
- *Beverages and More Sign.* An application for a sign on the south elevation of the Beverages and More store at Powell Street Plaza was received on June 30. The project is scheduled for the August 27 Planning Commission meeting.
- *AgeSong Assisted Living Project.* On July 22, Planning staff was given a tour of this 150-unit assisted living project under construction at 40<sup>th</sup> and Horton Streets, led by Building Inspector John Vails. This was a rare opportunity for planners to view the construction process through which conceptual plans approved by the Planning Commission become reality, and to see how conditions of approval are implemented in the field.
- *Level(3).* On July 23, staff met with the owners of this large building at 53<sup>rd</sup> and Hollis Streets, which houses Internet switching equipment, to discuss future options for the vacant portions of the structure. The property had been designated for a future park in the draft General Plan, but has now been redesignated as "Office/Technology" at the owners' request. They are considered a self-storage use, which would require a conditional use permit from the Planning Commission.
- *Amyris Biofuel Pilot Plant.* Staff signed the final Certificate of Occupancy.
- ***Administrative Cases and Activities.***
  - *Design Review*
    - *Granite Expo Gate on 40<sup>th</sup> Street.* A minor Design Review application for a gate facing onto 40<sup>th</sup> Street was approved on July 6, 2009.
    - *Doors at Petco, 5791 Christie Ave.* A minor Design Review application from Petco was approved on July 20, 2009 for new automatic sliding doors.
    - *Boardwalk at Watergate, 8 Captain Drive.* A minor Design Review application from the Watergate Community Association was approved on July 20, 2009 for improvements to the railing along the boardwalk to the north of the development.
    - *Metropark, 5644 Bay Street.* A minor Design Review application from Metropark was approved on July 23, 2009 for a new store front on Bay Street.
  - *Signs*
    - *Granite Expo Parking Banners, 1368 40<sup>th</sup> Street.* A minor sign application was approved on July 6, 2009 for three temporary banners for Granite Expo Parking.

- ▶ *Jodi Maroni Sausage Kingdom, 5617 Bay Street.* A minor sign application was approved on July 6, 2009 to replace the existing awning and signs with new colors and message.
- *Subdivisions*
  - ▶ *Parcel Map Application, 1001 42<sup>nd</sup> 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; staff will send a second notice of violation letter (pending).
  - ▶ *Home Occupation, 1251 Ocean Avenue.* Residents were storing items related to a home occupation in the rear yard, which is not permitted. Staff visited the property and worked with the residents to bring the property into compliance. The only remaining violation is the lack of a business license for the home occupation; staff will send a letter to this effect (pending).
- ***Advanced Planning Projects.***
  - *General Plan Update.* Staff reviewed the Hearing Draft of the General Plan which includes changes since the January 2009 publication of the Public Review Draft. The public comment period on the Draft EIR closed on June 30. Responses to comments were transmitted to Dyett and Bhatia for preparation of the Final EIR. An administrative draft of the Final EIR was received from Dyett and Bhatia and reviewed by staff. A fourth contract amendment with Dyett and Bhatia for additional work on the General Plan and design guidelines, and for traffic counts on Horton Street, was approved by the City Council on July 21. The new General Plan is scheduled to be considered by the Planning Commission on August 27 and adopted by the City Council on September 15. The Planning Commission has requested an analysis of floor area ratios in residential neighborhoods; this will be included in the August 27 meeting materials and will be provided to the Commission in advance of the meeting.
  - *Zoning Update.* As noted above, the Steering Committee reviewed and commented on consultants' proposal for implementing the building height, density, and intensity bonus system at their July 28 meeting. Meanwhile, staff has prepared a draft of Interim Zoning Regulations to implement the new General Plan until the new Zoning Ordinance is adopted. These were reviewed internally by Planning and Economic Development and Housing staff, and the City Attorney's Office, on July 30. They will be considered by the

Planning Commission and City Council in conjunction with adoption of the new General Plan.

- *Powell Streetscape Project.* Staff received photo simulations from Urban Advantage, who is working with urban designers WRT to illustrate what the proposed street improvements will look like. Alternative streetscape designs will be presented to the Planning Commission and City Council at study sessions this fall.
- *Alternative Transportation Plan.* Staff negotiated a contract amendment with Nelson\Nygaard to modify the draft Horton Street memo, and gave the Emery Station West/Transit Center site plan to Nelson\Nygaard for review in terms of bicycle, pedestrian and bus access.
- *Parks and Recreation Strategic Plan.* Staff recorded use of shoreline parks on Sunday, July 26; recorded use of seven parks on weekdays; and began entering parks use data. Staff began transmitting information to MIG and making a list of focus group members. Staff also met with Suzanne Lampert of Mundie & Associates, a sub-consultant to MIG, and gave her development information by census block group to help with updating 2000 census data.
- *Parking Study.* On July 30, staff received a revised report on a citywide parking strategy from WSA; the report is under review.
- *School District Parcel Tax.* At the request of the Emery Unified School District, staff researched building areas for 209 parcels, many of them new condominiums, to fill gaps in the County Assessor's data.
- *Park Avenue District Advisory Committee.* Staff advertised a vacancy for a resident member, and received three applications. An appointment is scheduled to be made by the City Council on August 4.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.
- *Sherwin Williams Site Cleanup.* On July 20, staff attended a community briefing conducted by the State Department of Toxic Substances Control (DTSC) on the environmental review for the cleanup of the Sherwin Williams site. The purpose of the meeting was to solicit comments on the scope of the environmental document that will be prepared in conjunction with the Draft Remedial Action Plan (RAP). DTSC anticipates doing a Mitigated Negative Declaration (MND). They hope to make the Draft RAP and MND available for public review in late September or early October. Remedial design will be finalized after that with excavation activity to begin in the spring or after the end of the rainy season. Four truck routes were presented with the preferred one going south towards Mandela Parkway and Grand Avenue. It was mentioned that the possibility of using rail was still being explored and investigated. The project will last for 6 months and about 40-60 trucks per day are anticipated during this time period.



- *Bicycle Access to MacArthur BART.* Staff wrote a letter in support of Oakland's application to Transform for a Safe Routes to Transit grant to implement bicycle access improvements on 40<sup>th</sup> Street. These improvements are based on a concept plan developed earlier by a Technical Advisory Committee that included Emeryville staff.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65<sup>th</sup>, 59<sup>th</sup>, 53<sup>rd</sup>, and 45<sup>th</sup> Streets after review by the Pedestrian and Bicycle Advisory Subcommittee, and is working to put together an order for new signs.
- *Newspaper Racks.* On July 13, Planning staff attended a meeting with staff of other departments to discuss a proposed newspaper rack program.

### **III. Building Division**

- The attached tables summarize the first month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of July has indicated a continued slowing trend in development activity for building permits and inspections consistent with the past several months. For July a total of 51 permits have been issued, based on a total valuation of about \$382,000 and generating about \$38,000 in fees. During the same period, 391 inspections have been conducted, of which 228 (about 58%) were related to major projects, and 163 (about 42%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Temporary certificates of occupancy (TCO) have been issued for the 1401 Park Avenue, Vue 46, West Elm Furniture, and Adeline Place projects. Construction nears completion on Oak Walk and Doyle Hollis Park, although TCO/final inspections have not yet been issued. Construction continues on other major projects, including National Holistic Institute, 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 Emery Station Greenway, Papermill Project live-work/residential, San Pablo Townhouses, MacArthur San Pablo Mixed Use Project, 39<sup>th</sup> 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 July, 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 July included:
  - *Pixar Phase II* – 1200 Park Avenue; slab foundation mechanical, electrical and plumbing; superstructure, non-structural and disabled access; smoke control; piles, basement and foundation.
  - *Bridgewater* – 6400 Christie Avenue; sewer repairs.
  - *Flatiron* – 3645 San Pablo Avenue; building shell.
  - *Head Over Heels* – 4701 Doyle Street; remodel.
  - *Billboard* – 5700 Christie Avenue; electrical revision.
  - *Police Station* – 2449 Powell Street; renovation.
  - *Emerystation Greenway* – 5812-5860 Hollis Street; lab tenant, mechanical.
  - *Baker Metal* – 1265 65<sup>th</sup> Street; live-work; retail.
  - *Summer Summer Thai* – 5885 Hollis Street; restaurant.
  - *Doyle Hollis Park* – 1333 62<sup>nd</sup> Street.
  - *City Corp Yard Facility* – 5679 Horton Street; seismic retrofit, trash enclosure.
  - *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 held in July 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* – 40<sup>th</sup> 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 59<sup>th</sup> Street, seismic upgrade.
- Construction is proceeding on the following major projects:
  - *National Holistic Institute* – 1290 59<sup>th</sup> 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 41<sup>st</sup> 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/61<sup>st</sup>/Hollis/62<sup>nd</sup> Streets.
  - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
  - *Vue 46 (Flecto)* – 46<sup>th</sup> 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.
- There were no tenant improvements or large projects receiving final permit sign-offs, or temporary or final certificates of occupancy for the month of July.
  - 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, WC<sup>3</sup>. In July, 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 WC<sup>3</sup> plan check staff for 11 applications submitted.
  - Building Division staff fielded a total of 190 counter contacts and 186 telephone queries in July.
  - The Building Division observed a slight increase in inspection requests for July as a result of re-inspections for a particular project. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy tends to continually dictate the amount of construction activity. Field inspection staff performed 391 inspections in July and anticipates this trend to continue throughout the first part of this fiscal year. This is an average of 195 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff), or 8.8 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 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

- *Allegro Ballroom, 5855 Christie Avenue.* In 2006, the tenant had requested to expand the ballroom venue to include a very large warehouse section located on the west side of the tenant space. The Building Division was unable to permit the change of use as a result of non-compliance for exiting which is essentially a life/safety issue for occupants of the tenant space. The site constraints do not accommodate an exiting design which would allow the change of use from a warehouse to a dance floor. In comparison, the use of a warehouse is commonly used by few occupants familiar of the building floor plan and is for storage use. An assembly use such as a dance floor is occupied by a large amount of individuals not familiar with the building floor plan, consequently if an emergency occurs, the individuals will have difficulty in locating the exits.

In December 2008, the Planning and Building Departments received a complaint alleging excessive occupants during an evening weekend dance event. The Building Division and Fire Department could not ascertain the complaint to be valid but issued a letter to the tenants to remind them to adhere to the building and fire code requirements of not exceeding an occupant load of 300 individuals for assembly use in the east portion of the tenant space. Compliance measures of enforcement for non-permitted uses were also conveyed at this time. Subsequent complaints were received in July 2009 for the tenant space being overcrowded and exits blocked. The Chief Building Official verified the complaint for construction work without benefit of permits and the non-permitted use of a warehouse for dancing or assembly use. The tenant was notified of these issues by the Building Division and Fire Department in which the property owners and tenants were placed on notice for non-compliance. The entries to the warehouse were posted as limited use (“yellow tagged”) and will be subject to unannounced inspections with the support of the Police and Fire Departments. If the venue is determined to be exceeding the identified occupant load of 300 individuals the business will be subject to closure or other compliance measures as determined by the Police and Fire Departments and Building Division.

- *Permit Tracking System.* Our permit tracking system committee is in the process of checking references and reviewing responses to a questionnaire received from three companies on our short list for a permit tracking system. Once the committee finishes gathering information, it will present its findings to the department for a decision.
- *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. Recent efforts by Planning and Finance staff have significantly reduced a lengthy backlog of completed projects whose accounts had not been closed, but there are still several instances where applicants owe the City money. Planning staff met internally on July 20 and 21 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

- *Chamber of Commerce Luncheon.* On July 23, the Planning and Building Director attended the Emeryville Chamber of Commerce's 6th Annual Economic Outlook Luncheon, held at Spenger's restaurant in Berkeley. The featured speaker was Dr. Tom Campbell, who gave a very informative talk on "The National and State Economy, and the Budget Process at Each Level."
- *Pro Forma Class.* As part of his professional development goals, the Planning and Building Director attended a one-day course in Basic Pro Forma Analysis, sponsored by the California Redevelopment Association, on July 14.
- *Farewell to Lena Mik.* General Plan intern Lena Mik left the City on July 17 to move to Los Angeles. We wish her well and thank her for all her efforts on the General Plan Update over the last year and a half.
- *Farewell to Ignacio Dayrit.* On July 31, Planning and Building staff joined other City staff, officials, and friends in bidding farewell to long-time Economic Development and Housing Department employee Ignacio Dayrit, who has left the City after 21 years of service. Ignacio was largely responsible for the City's brownfield programs and clean-up efforts, among other things. Planning and Building staff worked with Ignacio on many projects over the years, and will greatly miss his expertise and good humor. We wish him the best in all his future endeavors.

**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-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	15	0	0	0	0	0	0	0	0	0	0	0	15
Plumb., Elec., Mech.	28	0	0	0	0	0	0	0	0	0	0	0	28
Fire	8	0	0	0	0	0	0	0	0	0	0	0	8
<b>MON. TOTALS</b>	51	0	0	0	0	0	0	0	0	0	0	0	
											<b>FISCAL YEARLY TOTAL</b>	51	
<b>VALUATION</b>													
Residential	45,927	0	0	0	0	0	0	0	0	0	0	0	45,927
Sub Permits	217,763	0	0	0	0	0	0	0	0	0	0	0	217,763
Commercial	118,469	0	0	0	0	0	0	0	0	0	0	0	118,469
<b>MON. TOTALS</b>	382,159	0	0	0	0	0	0	0	0	0	0	0	
											<b>FISCAL YEARLY TOTAL</b>	382,159	
<b>FEES COLLECTED</b>													
General Plan	6,219.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,219.50
Building Standards Admin.	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Building Permit	9,717.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,717.97
Plan Review	9,190.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,190.45
Energy Review	555.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	555.26
Electrical Permit	2,556.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,556.75
Plumbing Permit	1,640.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,640.71
Mechanical Permit	1,222.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,222.23
S.M.I.P.	241.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.70
Microfiche	98.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.30
Fire Dept. Fees	3,108.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,108.21
Sewer Connection	3,580.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,580.80
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Art Public Places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>MON. TOTALS</b>	38,201.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
											<b>FISCAL YEARLY TOTAL</b>	38,202	



**Planning and Building Department**

Major Development Projects

July 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> 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 collaborating on environ review.	████████					
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved stratetic plan 6/2/09.	████████					
<b>Gateway @ Emeryville</b> 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.	████████					
<b>Bay Street "Site A"</b> NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC first reading of ordinance on 8/18/09.	████████					
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	Community meeting 6/17/09. PC study session 7/23/09. PC hearing tentatively 9/24/09.	████████████████					
<b>Emery Station West @ Transit Ctr</b> 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.	████████████████					
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	████████████████					
<b>Baker Metal Live-Work</b> 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC study sessions 9/27/07 and 10/23/08. PC hearing 8/27/09.	████████████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.	████████████████					
<b>Marketplace Redevelopment</b> 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.	████████████████					
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.	████████████████					
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09.	████████████████		CC - 5/19/09			
<b>39th and Adeline Project</b> 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			
<b>Papermill Project</b> 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			
<b>MacArthur San Pablo Mixed Use</b> 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			
<b>Bakery Lofts Phase IV</b> 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			
<b>4520 San Pablo Townhouses</b> 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
<b>Christie Park Towers</b> 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
<b>Pixar, Phase II</b> 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			
<b>Flatiron Building</b> 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09.			CC - 3/6/07			
<b>AgeSong Assisted Living</b> 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			
<b>Doyle Hollis Park</b> Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Playground opened 7/1/09; lawn to open 8/3/09; grand opening ceremony 9/6/09.			CC - 6/19/07			
<b>Oak Walk Mixed Use Project</b> 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			
<b>Adeline Place ("Check Cashing")</b> 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			
<b>West Elm Furniture</b> 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			
<b>1401 Park Avenue</b> 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			
<b>Vue 46 ("46th Street Lofts")</b> 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	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	MEP =	Mechanical, Electrical, and Plumbing
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
FDP =	Final Development Plan	TCO =	Temporary Certificate of Occupancy
FEIR =	Final Environmental Impact Report	TI =	Tenant Improvement

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>
<b>MIXED USE PROJECTS</b>			
<b>Oak Walk Mixed Use Project</b> 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 <sup>st</sup> 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 <sup>st</sup> 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 <sup>st</sup> Street relocated to new location at corner of Adeline & 40 <sup>th</sup> 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
<b>MacArthur San Pablo Mixed Use</b> 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 <sup>th</sup> 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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>
<b>Bay Street – Site A</b> Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council to consider first reading of ordinance on August 18, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<b>Bay Street - Site B</b> Shellmound/Powell/railroad	Department store and public parking garage.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street by Planning Commission on July 23, 2009. Received grading and site utilities permit application for temporary Police station on July 31, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<b>EmeryStation West @ Emeryville Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site) UP09-03	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.	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.	Geoffrey Sears Wareham Development (415) 457-4964

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>
<b>West Elm Furniture Store</b> 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
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building Southeast corner of 64 <sup>th</sup> 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
<b>Marketplace Redevelopment</b> 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
<b>Gateway @ Emeryville</b> 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

**Planning & Building Department  
Status of Major Development Projects - City of Emeryville  
July 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>
<b>RESIDENTIAL AND LIVE- WORK PROJECTS:</b>			
<b>Adeline Place (“Check Cashing”)</b> 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
<b>Papermill Project</b> 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
<b>39<sup>th</sup> and Adeline Residential Project</b> East side of Adeline Street between 39 <sup>th</sup> 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

**Planning & Building Department**  
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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>
<b>1401 Park Avenue</b> (Electro Coatings) UP02-18, DR02-26, VAR02-5	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.	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.	Prometheus Mike Petouhoff (650) 596-6365
<b>Christie Park Towers</b> 6150 Christie Avenue UP99-11 and DR03-02	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.	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.	Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five 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. Planning Commission public hearing scheduled for August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>4520 San Pablo Townhouses</b> Northeast corner of San Pablo Avenue and 45 <sup>th</sup> 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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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><b>Vue 46</b>            (formerly “46<sup>th</sup> Street Lofts” or “Flecto”)            46<sup>th</sup> &amp; 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 46<sup>th</sup> 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 &amp; Associates            Paul Menzies            (925) 973-4111</p>
<p><b>Bakery Lofts Phase IV</b>            Southeast corner of 53<sup>rd</sup> 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>
<p><b>Ambassador Housing</b>            36<sup>th</sup> &amp; Peralta Streets            UP09-05</p>	<p>New construction of 75 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> and its conversion to open space.</p>	<p>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 held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission hearing tentatively scheduled for September 24, 2009.</p>	<p>Resources for Community Development            Lihbin Shiao            (510) 531-9911</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>
<b>OFFICE/HIGH TECH PROJECTS:</b>			
<b>Pixar Animation Studios, Phase II</b> 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
<b>Emery Station Greenway</b> 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 appeal and approved project on May 19, 2009.	Geoffrey Sears Wareham Development (415) 457-4964



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<b>OTHER:</b>			
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> 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 environmental review, and have selected LSA as consultant.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<b>AgeSong Assisted Living</b> 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
<b>Doyle Hollis Park</b> 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 scheduled for Sunday, September 6, 2009.	Ignacio Dayrit, CED Coordinator (510) 596-4356

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<b>Flatiron Building</b> 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
<b>Emeryville Arts and Cultural Center</b> 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
<b>HSP Parking Structure</b> 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 <sup>th</sup> 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