


CITY OF EMERYVILLE



MEMORANDUM

DATE: September 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – August 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 August meetings:

August 4:

- *Adeline Mini Mart, 4365 Adeline Street.* The City Council heard the appeal of three Triangle residents of a conditional use permit to allow a small convenience store that was approved by the Planning Commission on June 25, 2009. The Council voted unanimously to overturn the Commission’s decision and to uphold the appeal and deny the project. A resolution to this effect was approved at the August 18 meeting.
- *Park Avenue District Advisory Committee.* The Council appointed Paul Travis to fill a vacant resident seat on the Park Avenue District Advisory Committee.
- *Doyle Hollis Park.* The Council scheduled the grand opening ceremony for Sunday, September 6 at 1:00 p.m.
- *Nelson\Nygaard Contract Amendment.* The Council approved an amendment for a report on Horton Street as a bicycle boulevard and partial transit street.

August 18:

- *EmeryStation West (Transit Center).* The Council held a study session on a proposal to construct two separate buildings, an office/laboratory building and a parking garage, on two surface parking lots in the 5900 and 6100 blocks of Horton Street. The EmeryStation West building, adjacent to the Amtrak Station, is a 165 foot tall office accommodating approximately 358,500 gross square feet of office/lab space, parking, and ground level active space accommodating retail and transit (Amtrak) oriented functions. The Heritage Square building, on the east side of Horton Street, is a 64 foot tall garage structure accommodating approximately 204,000 gross square feet of parking and providing 600 parking stalls and a small amount of active space on the ground floor. A number of citizens made comments. A common concern was the lack of a connection between the upper level terrace and the existing pedestrian bridge over the railroad. There was also a

concern about the reduction of “transit” elements in the project and the traffic congestion that the project might generate. It was suggested that the project incorporate green elements to which the applicant responded that they hope to obtain LEED certification. One Council member felt that the project should be able to adapt to transit functions in the future and hoped that the Planning Commission would explore that possibility. It was also suggested that the north elevation of the building needed further articulation. Another Council member was disappointed with project’s lack of attention to bus parking and suggested an option of valet bike parking. It was suggested that the circulation pattern of the proposed Heritage Square garage building be designed so that the ramps were towards the middle or the south of the building in order to minimize noise for residents on the north side. Later in the meeting, the Council approved an “environmental escrow agreement” for cleanup of the site.

- *Bay Street Development Agreement Time Extension.* The Council approved the first reading of an ordinance extending the term of the existing Development Agreement with Madison Marquette by five years, to October 22, 2014. Final passage of the ordinance is scheduled for September 1.
- ***Planning Commission.*** The Planning Commission considered the following items at its August 27 meeting:
 - *Emeryville General Plan and Interim Zoning Regulations.* Following lengthy discussion and debate, the Planning Commission voted unanimously to adopt resolutions recommending to the City Council that the Environmental Impact Report on the new General Plan be certified, that the new General Plan be adopted, and that the Interim Zoning Regulations be adopted. There were 12 members of the public who spoke under the public comment period. Comments are summarized as follows:
 - Opposition to location of Bay Trail along the Emeryville Crescent;
 - Lower the height for the Transit Center property;
 - Remove the Regional Retail overlay on the northwest corner of Powell Street and Frontage Road;
 - FAR for residential neighborhoods may be too high;
 - Objections to plan and interim zoning at Pak N Save;
 - Concerns about including parking in FAR calculation;
 - Opposition to activation requirements for Active Frontage Streets;
 - Where there are multiple height and density designations on a single property they should be averaged, rather than applied to the exact locations;
 - Nady site (northwest corner of city) should be Mixed Use with Residential and building height at 75 feet, 100 feet with bonus;
 - Allow expansion of general manufacturing on 67th Street east of Hollis Street; and
 - Terrific job.

The Planning Commission had a lengthy discussion and ultimately recommended changes to the Plan, CEQA findings, and to the Interim Zoning Regulation. These changes are summarized as follows:

Changes to the draft General Plan:

- Lower FAR in eastern residential neighborhoods to a base of 0.6 and up to 0.9 with a conditional use permit.
- Add a sentence to the end of Policy UD-P-15 to read: “To avoid a continuous row of garages along the street, the lot frontage should provide a minimum of 30% active non-parking related uses.”
- Change Transit Center Height Limit to 75 feet (base) and 100 feet (bonus) and FAR to 4.0 (base) and 5.5 (bonus), both with a footnote stipulating that height and FAR are increased to the next level (100+ height and 5.5/8.0 FAR) for a “transit center” with transit-oriented elements.
- Add Policy CSN-P-26A to read as follows: “The City shall continue to implement ordinances pertaining to architecturally significant structures, and as necessary refine and update these to ensure adequate recognition and incentives for reuse.”
- Add Policy CSN-P-24A to read as follows: “Appropriate avoidance measures will be implemented to prevent the loss of nesting birds during new construction. This can be accomplished through timing of vegetation removal and building demolition during the non-nesting season or through preconstruction surveys where a potential for nesting remains on proposed development sites.”
- Modify “Industrial” land use classification description on pages 2-12 and 2-13. The changes clarify where the industrial areas are located and stipulate that general industrial is only permitted west of Hollis Street north of 65th Street; existing general industrial uses east of Hollis Street may remain as conforming uses, and may be expanded with a conditional use permit subject to performance standards.
- City Structure diagram, Figure 5-1 on page 5-4, and any other corresponding diagrams, add six additional “Gateways”.
- Show the AC Transit site as “Possible City Park” on Neighborhood Centers diagram, Figure 5-10 on page 5-32. [a clerical correction]
- Delete the last clause in Policy UD-P-36 so that it reads as follows: “Where large floorplates are permitted, buildings shall be required to adhere to height, setback, and stepback standards, as required for view and sun access, ~~but less stringent bulk standards shall be permitted.~~”
- Add yellow star to Maximum Building Heights Map, Figure 2-4 on page 2-16, to indicate entitled 200’ hotel tower at Bay Street. [Entitled towers in Marketplace PUD will also be added to the map.]

Changes to the CEQA required Findings of Fact:

- Add Policy CSN-P-19 on page 16 of 51 in the findings of fact under Impact 3.4-4.
- Add new Policy CSN-P-24A (see above) to the list of policies that reduce the impact of Impact 3.4-2 of the Findings of Fact, page 15 of 51.
- Modify language of Findings of Fact on page 4 of 51, under Impact 3.1-2, fourth and fifth sentences of finding, to read as follows: “However, the overall proposed plan will significantly increase the number of housing units, with the net new housing development reaching 3,767 units, providing opportunities for ~~indicating that~~ any displaced residents ~~would be able~~ to find new accommodation in Emeryville. The City further finds that some businesses may be displaced during redevelopment, and that additional office (2,372,960 net new square feet) and retail space (641,263 net new square feet) added by the Plan could ~~will~~ accommodate relocation within Emeryville.”

- Make corrections to FEIR Appendix A, page A-3, and Planning Commission staff report Attachment 6:
 - 2-16 Fig. 2-4: “Increase height between Peabody Lane, and Vallejo, Doyle, and 65th streets, to 30/55 ~~55/75~~ feet, base and base with bonus.”
 - 2-18 Fig. 2-6: “Increase density between Peabody Lane, and Vallejo, Doyle, and 65th streets, to 50/60 ~~85/100~~ units/acre, base and base with bonus.”

Changes to the Interim Zoning Regulations:

- Modify Section 9-6.305 to require a use permit for projects of between one and five acres in the Mixed Use Zones. A single use may be allowed if the applicant convincingly demonstrates that a mix of uses is infeasible; otherwise, a mix of uses is required.
 - Modify Section 9-6.307 to reflect changes to the “Industrial” land use classification description in the General Plan as described above.
 - Modify Section 9-6.313 to add ground floor location as one of the criteria for uses that are permitted by right in the Neighborhood Retail Overlay Zone.
 - Modify Section 9-6.405(a), “Building Intensity” to indicate that the lowest floor area ratio (FAR) category on the map has been changed from 0.75/1.0 to 0.6/0.9.
 - Modify one of the conditional use permit findings for the Neighborhood Retail Overlay Zone at Section 9-6.507(b) as follows: “That the use will provide a pedestrian orientation, including consideration of, ~~but not limited to~~, a main entrance facing the public sidewalk that will remain open to the general public during normal business hours.”
- *BevMo! Sign, 5717 Christie Avenue.* The Commission denied an application for a sign on the south side of the building, facing Shellmound Street, which was identical to a sign that they had previously denied one year ago when they granted the conditional use permit for the BevMo! store at Powell Street Plaza. At the time, the Commission said that they would only consider the sign in conjunction with a Master Sign Program for the shopping center. No Master Sign Program was presented.
- *Baker Metal and Ocean Avenue Townhomes.* The Commission unanimously (with one recusal) approved a conditional use permit and design review to convert the existing Baker Metal building at 1265 65th Street to ten residential units, seven live-work units and a small café, and construction of five townhomes on a 0.2 acre vacant parcel fronting on Ocean Avenue and backing onto Peabody Lane (a private street). Removal of three street trees was also approved as part of the project.
- *EmeryStation West.* The Commission held a study session on the EmeryStation West project next to the Amtrak Station and a proposed parking garage at the corner of 62nd and Horton Streets. Three members of the public spoke. A concern was expressed regarding potential congestion and infrastructure needs of the project. It was noted that the proposal was silent on relocation of the guest parking of the Terraces that exist at the Amtrak parking lot. One citizen also commented that the public plaza at the upper level would not be used by the public and the Heritage Square garage could be better designed. The Commission agreed that the EmeryStation West building needed to be connected

with the existing pedestrian bridge. It was also suggested that bus spaces inside the building would free up space at the Amtrak station that could then be used by the Emery Go-Round and AC Transit. There was a suggestion for a midblock crosswalk on Horton Street between the EmeryStation West building and the Heritage Square garage. At least two Commissioners commented that the upper level plaza would be used primarily by the users of the building unless the space was programmed to attract people. A need to improve and increase transit functions was also noted. At least three Commissioners commented that the building needed to be designed for “transit functions” now rather than retrofitted in the future. It was noted that the high cost of remediation for the site was no longer applicable and therefore a need for a taller building was questioned. It was suggested that the ground level active spaces should be wider and that the active space in the Heritage Square garage should wrap around to the 62nd Street frontage. At least two Commissioners commented that the design of the Heritage Square garage was not attractive. A concern for potential conflict between pedestrians, bicyclists and cars in the round-about area at the end of 59th Street was also noted. Between this study session and the earlier deliberations on the new General Plan (see above), the Commission made it clear that they were not inclined to approve the Transit Center project unless the bus bays were moved inside the building and pedestrian circulation and activation was improved.

- ***General Plan and Zoning Update Steering Committee.*** The Committee did not meet in August, although several of its members attended the Planning Commission meeting at which the Commission voted unanimously to recommend adoption of the plan.
- ***Park Avenue District Advisory Committee.*** At its August 12 meeting, the committee discussed the future of the parks in the district, for the Parks and Recreation Strategic Plan.
- ***Public Safety Committee.*** Staff reported on the Parks and Recreation Strategic Plan, and Police Chief Ken James noted that Commander Jeannie Quan will represent the Police Department in the parks and recreation planning effort.
- ***Transportation Committee.*** The August 25 meeting was delayed one week until Tuesday, September 1; it will be included in next month’s progress report.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At the August 3 meeting, the subcommittee heard presentations about on-street bike parking, the proposed “Quality of Service” system that includes all modes of travel and would replace the current “Level of Service” system, and the proposed EmeryStation West (Transit Center) project. Concerning the latter, the subcommittee had several clarifying questions regarding widening of the sidewalk, loading, use for active space and location of bike parking. Some concern was expressed regarding the width of the driveway into the garage and large capacity of the garage and potential stacking of cars at the intersection. The subcommittee unanimously voted to support the idea of eliminating the yellow zone on the east side Horton at EmeryStation North and creating a yellow zone for loading on the north side of 59th Street where the taxi stand is currently located.

- ***I-80 Pedestrian and Bicycle Crossing Committee.*** On August 4, 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. The committee met again on August 27 to discuss how to move the project forward into the environmental documents phase.
- ***Community Events Committee.*** At the August 11 meeting, the committee reviewed an application for the Friends of Golden Gate Library: Jazz in the Park event at Temescal Creek, and also discussed the use of the Expo Center parking lot for a carnival.

II. Planning Division

- ***Development Coordinating Committee.*** The regular DCC meeting of August 12 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:
 - ***Emery Station West (formerly known as Transit Center).*** As noted above, the Pedestrian and Bicycle Advisory Subcommittee reviewed the project at their August 3 meeting, the City Council reviewed it at a study session on August 18, and the Planning Commission held a study session on August 27. In preparation for these meetings, staff met with the applicant on August 17 and held a debriefing on August 31. Staff has also contracted with Sudhish Mohindroo of SZFM Design Studios to provide peer review design consulting services for the project, and met with him to go over the various issues on August 25, just prior to the Planning Commission study session. In addition, staff met internally to discuss site cleanup issues on August 19. An Initial Study/Mitigated Negative Declaration (IS/MND) is currently being prepared for the project, with a goal of publishing it by September 18 so that the required 30-day public review period will be over in time for the Planning Commission to consider the project at their October 22 meeting. This is complicated by the fact that the "project" analyzed by the IS/MND includes the Feasibility Study/Remedial Action Plan (FS/RAP) for the site cleanup that must be approved by the state Department of Toxic Substance Control (DTSC), and therefore DTSC must also review and approve the draft IS/MND before it can be published. Staff is coordinating with DTSC on preparation of the document, with the mutual goal of meeting the September 18 publication deadline.
 - ***Ambassador Housing.*** On August 19, staff met with the applicant, Resources for Community Development (RCD), and their engineer to discuss the vacation of Magnolia Street in order to create a wider sidewalk and plaza area at 36th and Peralta Streets. This is partially in the City of Oakland, so public improvements in the area are being coordinated with them. A community meeting on design options, in response to the Planning Commission's comments at the July 23 study session, is scheduled for September 10, and the project is tentatively scheduled for a public hearing before the Planning Commission on October 22.

- *Bay Street.* As noted above, on August 18 the City Council approved the first reading of an ordinance to extend the existing Development Agreement (DA) by five years. Final passage of the ordinance, and consideration of an extension of the Exclusive Right to Negotiate (ERN) and amendment to the Disposition and Development Agreement (DDA) with Madison Marquette are scheduled for the September 1 Council meeting. The DA covers only the unbuilt portion of "Site A", north of Christie Avenue, which is owned by Madison Marquette, and is already entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing Planned Unit Development (PUD), for which an Environmental Impact Report has already been certified. The DDA covers only "Site B", which lies between the unbuilt portion of Site A and Powell Street, and is owned by the Redevelopment Agency. Site B will be developed with a department store and public parking and will be processed as a Conditional Use Permit and Design Review. A Mitigated Negative Declaration will be prepared for this project because the General Plan EIR, which covers the project in general terms, will be certified by that time. The ERN covers both Site B and the unbuilt portion of Site A. Applications for the FDP and Use Permit are expected to be submitted this fall.

- *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. A response was received on July 31; staff is reviewing the items submitted.

- *Baker Metal and Ocean Avenue Townhomes.* As noted above, on August 27 the Planning Commission approved this project to convert the existing Baker Metal building on 65th Street to ten residential and seven live-work units, and to construct five new townhomes on Ocean Avenue. On August 26, staff met with the applicant and his architect to discuss the financial feasibility of the project and possible City or Redevelopment Agency assistance. They were advised that no assistance would be forthcoming, and that they might want to consult with a financial advisor and to wait until better economic times to pursue construction.

- *AMC IMAX Sign, 5614 Shellmound Street.* A major sign permit application for two IMAX signs at the AMC Theater was received on August 3 and will go to the Planning Commission on September 24.

- *Doyle Hollis Park.* Staff inspected the park and gave comments to Public Works.

- ***Administrative Cases and Activities.***

- *Design Review*

- *Fence at City Corporation Yard.* A minor Design Review application for a fence at the Corporation Yard at Stanford Avenue and Horton Street was approved on August 27.
 - *Roof Screen at Emery Station East, 5885 Hollis Street.* A minor Design Review application for a screen on the roof of the building was received on August 18.
 - *Clearwire Antennae on Water Tower, 1255 Powell Street.* A minor Design Review application for three panel antennas, three microwave antennas, and one equipment cabinet was received on August 27.

- *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 sent a second notice of violation letter regarding two banners that have been up longer than 30 days, and a first notice of violation letter regarding signs in the public right of way (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 has sent a letter to this effect (pending).
 - *Miyozen Restaurant, 1147 40th Street.* Staff sent a notice of violation regarding four banners on the storefront and an A-frame sign in the public right-of-way on August 21 (pending).

- ***Advanced Planning Projects.***

- *General Plan Update.* Early in the month staff reviewed and made final comments on the Final Environmental Impact Report prepared by Dyett and Bhatia. Staff also made final corrections to the draft Plan and published the August 2009 draft for Planning Commission and City Council adoption hearings.

At the request of the Planning Commission, staff prepared a 'white paper' on Floor Area Ratios (FARs) in the lower density residential areas. This was to inform a decision on the maximum FARs for these areas as established by the Plan. Staff recommended that the FARs be 0.65 (base) and 1.0 (base with bonus). Ultimately, at the August 27 meeting, the Planning Commission lowered these levels to 0.6 (base) and 0.9 (base with bonus).

Much of the month was dedicated to preparing for the August 27 Planning Commission hearing on the EIR and new General Plan. This included getting the Plan and Final EIR printed for distribution, public noticing (including a citywide mailing of 8,000 postcards), and preparing materials for the packet. In addition to the draft General Plan and Final EIR, these materials included a staff report, resolutions, CEQA required findings, a statement of overriding considerations, amendments to the Zoning Ordinance for the Interim Zoning Regulations, correspondence, and several other attachments. In addition, staff and consultants prepared a presentation for the Planning Commission. As noted above, after lengthy discussion, debate, and some modifications, the Planning Commission voted unanimously to recommend that the City Council certify the EIR and adopt the new General Plan.

- *Zoning Update.* In August staff finalized its recommendations on Interim Zoning Regulations. These regulations are needed to be adopted with the General Plan to insure that development projects processed prior to adoption of a new Zoning Ordinance are consistent with the new General Plan. As noted above, after some modifications, the Planning Commission voted unanimously at its August 27 meeting to recommend that the City Council adopt the Interim Zoning Regulations.

In addition, our consultants have been generating draft sections of the new Zoning Ordinance. Staff is currently reviewing a memo on parking regulations and consultant recommendations on Zoning Administration and Permits, and Use Classifications. The General Plan and Zoning Update Steering Committee will focus on parking regulations at its September meeting, and at the October meeting sign regulations will be reviewed.

- *Alternative Transportation Plan.* Nelson\Nygaard reviewed the Emery Station West/Transit Center site plan in terms of bicycle, pedestrian and bus access, and researched approaches to multi-modal level of service ("Quality of Service") analysis.
- *Parks and Recreation Strategic Plan.* Staff recorded use of City parks and public open spaces on weekends and weekdays, updated park plans, gave development information to the economic and demographic sub-consultant, set up focus groups, and reviewed a draft questionnaire.
- *Census 2010.* Staff gathered information on locations where homeless people sleep (the Police Department was very helpful), and sent it to the Census Bureau.
- *East Shore State Park.* Staff met with State Parks and East Bay Regional Park District staff regarding startup of the planning process for the Emeryville portion of the park on the south side of Powell Street west of the freeway.

- *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 Pedestrian and Bicycle Advisory Subcommittee, and is working to put together an order for new signs.
- *Bicycle and Pedestrian Access to Bay Bridge.* On August 25, Planning staff attended a meeting sponsored by Caltrans at their temporary construction offices near the Bay Bridge toll plaza to review plans for the various pedestrian and bicycle paths that will provide access to the new east span of the Bay Bridge, including the path that will connect to Shellmound Street in front of IKEA. The meeting was attended by a variety of people from various public agencies and bicycle organizations, including the City of Oakland, Port of Oakland, BCDC, East Bay Bicycle Coalition, and San Francisco Bicycle Coalition. The plan is to open the new eastbound span to pedestrians and bicycles at the same time that it is opened to motor vehicles, although access may have to be curtailed shortly thereafter to accommodate final demolition and construction activities.
- *AC Transit Hub Meeting.* Staff attended a meeting at AC Transit, along with people from MTC, Emery Go-Round, and the Oakland Redevelopment Agency. AC Transit has funding from the Alameda County Transportation Improvement Agency (ACTIA) for improvements to transit hubs, and is considering asking ACTIA to allow them to use some of it for a pilot project at 40th and San Pablo in Emeryville, in partnership with the City.
- *Newspaper Racks.* On August 7, Planning staff attended a meeting with staff of other departments to discuss a proposed newspaper rack program.
- *School District Parcel Tax.* Staff gave the Emery Unified School District consultant more condominium areas, and corrected the County Assessor's addresses for Bridgewater. The EUSD consultant gives this information to the Assessor.

III. Building Division

- The attached tables summarize the second month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of August has indicated a positive upward movement in development activity for building permits and inspections compared to the unstable volatile economy experienced in the past fiscal year. For August a total of 66 permits have been issued, based on a total valuation of \$2.9 million and generating about \$85,400 in fees. During the same period, 363 inspections have been conducted, of which 227 (about 63%) were related to major projects, and 136 (about 37%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

- A final certificate of occupancy (CO) was issued for the Adeline Place project on August 21, and temporary certificates of occupancy (TCO) have previously been issued for the 1401 Park Avenue, Vue 46, and West Elm Furniture 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, Bridgewater remodel (63 units), and Flatiron building. Major tenant improvement projects and upgrades under construction include the City of Emeryville's Corporation yard facility, which involves seismic retrofit, trash enclosure and fencing. The Building Division anticipates several new development projects in fiscal year 2009-2010 including San Pablo Townhouses, Papermill live-work and residential project, MacArthur San Pablo Mixed Use project, Bakery Lofts (Phase IV); 39th and Adeline apartments, EmeryStation Greenway; EmeryStation West/Transit Center; Clif Bar; and City of Emeryville Police Station renovation and temporary building.
- 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 August, 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 August included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical and plumbing.
 - *Petco* – 5791 Christie Avenue; tenant improvements.
 - *Anchor Club* – 1 Admiral Drive; pool deck repair.
 - *Leapfrog* – 6401 Hollis Street #125; tenant improvements.
 - *Subway* – 6399 Christie Avenue #C; tenant improvements.
 - *CVS Pharmacy* – 4349 San Pablo Avenue; tenant improvements.
 - *Metro Park* – 5644 Bay Street; tenant improvements.
 - *Novartis* – 1400 53rd Street; emergency power.
 - *Goring and Straja Architects* – 5701 Hollis Street; seismic, access, tenant improvements.
 - *T-Mobile* – 5607 Bay Street; HVAC replacement.
 - *Lanesplitter Pizza* – 3645 San Pablo Avenue; tenant improvements.
 - *Doyle Hollis Park* – 1333 62nd Street.
 - *City Corporation Yard Facility* – 5679 Horton Street; seismic retrofit, trash enclosure.
 - *Little Caesars Pizza* – 1199 40th Street; tenant improvements for restaurant.
 - *Insight* – 3960 Adeline Street; tenant improvements.
 - *Emery Station Greenway* – 5812-5860 Hollis Street; mechanical.

- Construction meetings (weekly) and site visits were held in August 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.
 - *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.
 - *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 August:
 - *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail. (CO)
 - *Amyris Pilot Plant* – 1355 59th Street; tenant improvements for biofuel lab. (CO)
 - *The Water Tower* – 1255 Powell Street; tenant improvements for office. (CO)
 - *T-Mobile* – 5607 Bay Street; tenant improvements. (CO)
- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In August, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 7 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 23 applications submitted.
- Building Division staff fielded a total of 175 counter contacts and 191 telephone queries in August.

- The Building Division continues to observe consistency in the amount of inspection requests for August. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 363 inspections in August and anticipates this trend to continue throughout the first part of this fiscal year. This is an average of 181 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff), or 8.6 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

- *Employee Service Award.* At the annual Employee Recognition Luncheon on August 27 Senior Planner Miroo Desai was honored for reaching the milestone of five years of service with the City. Miroo handles most of the major development projects that are approved by the Planning Commission or City Council, including Marketplace, Bay Street, Transit Center, and many others. She also participates in long-range planning efforts such as the General Plan Update and is responsible for the 2010 U.S. Census "Complete Count Committee". Congratulations to Miroo, and thank you for your continued dedication to the Planning and Building Department and the City of Emeryville.
- *Planning Management Webinar.* On August 20, the Planning and Building Director participated in a "webinar" by Internet and speakerphone on "10 Skills All Planning Directors Must Have." This 90 minute interactive session included about 20 participants from across the country and was hosted by planning management expert and consultant Paul Zucker of Zucker Systems ("The Management Doctor"). It was very useful and practical.
- *Projections and Priorities 2009 Symposium.* On August 28, Planning Division staff attended a meeting at the Association of Bay Area Governments about Projections 2009, in which projected growth is focused near transit to meet performance goals to reduce greenhouse gas emissions. Projections 2009 shows slightly less growth than Projections 2007 did: 1.7 million more people and 1.6 million more jobs in the Bay Area by 2035.

- *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.
- *East Bay Municipal Utility District (EBMUD) Fats, Oil, and Grease (FOG) Program.* In August, Building Division staff attended a meeting at the EBMUD facilities along with other municipalities to discuss the Fats, Oil, and Grease program (FOG). EBMUD developed this program with communities in our wastewater service area, including Alameda, Albany, Berkeley, Emeryville, Oakland, and the Stege Sanitary District. The program requires each food service establishment to have a wastewater discharge permit that contains terms and conditions to limit the amount of grease entering the community sewer. It is the responsibility of each food service establishment to develop an effective FOG management program for recyclable grease (yellow), interceptor and grease trap waste (brown) and solid food waste. The City of Emeryville Building Division and Public Works Department are part of this permit process whenever restaurant tenant improvement permits are obtained. The meeting agenda was focused on which types of FOG equipment would be permitted for use, what alternatives can be considered, and under what conditions exemptions would be permitted.

For new restaurants producing fats, oil or grease, the California Plumbing Code (CPC) requires a grease interceptor to be installed. This equipment can be relatively large in size and appropriate planning in building design must be considered prior to installation of this equipment. In most cases compliance is met. However when the tenant improvement utilizes existing tenant space, plumbing conditions or site constraints may require consideration of alternate equipment to obtain compliance with the CPC along with approvals from the appropriate agencies. The other factor for consideration is the overall cost of a project which can dictate the success or failure of a business.

EBMUD presented several types of alternate equipment for review and consideration to all attendees. However the meeting was not attended by the Alameda County Health Department which is also a critical agency for approval to determine the alternate equipment types, effect use, monitoring and maintenance requirements with which the property or business owner must comply. A subsequent meeting will take place in September with the approving agencies to determine a final acceptance process.

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
PERMITS ISSUED													
Building Permits	15	19	0	0	0	0	0	0	0	0	0	0	34
Plumb., Elec., Mech.	28	42	0	0	0	0	0	0	0	0	0	0	70
Fire	8	5	0	0	0	0	0	0	0	0	0	0	13
MON. TOTALS	51	66	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	117
VALUATION													
Residential	45,927	23,000	0	0	0	0	0	0	0	0	0	0	68,927
Sub Permits	217,763	354,678	0	0	0	0	0	0	0	0	0	0	572,441
Commercial	118,469	2,492,262	0	0	0	0	0	0	0	0	0	0	2,610,731
MON. TOTALS	382,159	2,869,940	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	3,252,099
FEES COLLECTED													
General Plan	6,219.50	14,349.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,569.20
Building Standards Admin.	70.00	132.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202.00
Building Permit	9,717.97	20,657.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,375.27
Plan Review	9,190.45	15,106.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,297.15
Energy Review	555.26	2,286.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,841.85
Electrical Permit	2,556.75	7,445.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,002.28
Plumbing Permit	1,640.71	3,769.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,409.80
Mechanical Permit	1,222.23	3,281.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,503.94
S.M.I.P.	241.70	528.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	770.25
Microfiche	98.30	200.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	298.65
Fire Dept. Fees	3,108.21	6,613.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,721.81
Sewer Connection	3,580.80	11,040.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,621.60
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
MON. TOTALS	38,201.88	85,411.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	123,614

Planning and Building Department

Major Development Projects

August 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.	████████					
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.	████████					
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passage of ordinance on 9/1/09.	████████					
Ambassador Housing 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 10/22/09.	████████████████					
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	248,000 s.f. office/lab/retail 300 public parking spaces	PC study session 8/27/09. PC hearing tentatively 10/22/09.	████████████████					
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.	████████████████					
Bay Street "Site 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.	████████████████					
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.	████████████████					
Baker Metal Live-Work 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 approved 8/27/09.	████████████████		PC - 8/27/09			
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.	████████████████		CC - 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.	████████████████		CC - 1/20/09			
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.	████████████████		CC - 11/18/08			
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	████████████████		CC - 12/4/07			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.	████████████████		CC - 11/20/07			
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.	████████████████		PC - 12/14/06			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	PC approved modifications 4/23/09. Building permit application submitted 8/31/09.			PC - 4/23/09			
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. Superstructure permit issued 8/21/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			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.	Playground opened 7/1/09; lawn to open 8/3/09; grand opening ceremony 9/6/09.			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			
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			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Superstructure permit issued 2/12/08. CO issued 8/21/09.			PC - 10/27/05			

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
HQ = Headquarters
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PD = Police Department
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd 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 held August 27, 2009. Community meeting scheduled for September 9, 2009. Tentatively scheduled for Planning Commission public hearing on October 22, 2009.	Geoffrey Sears Wareham Development (415) 457-4964
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
Bay Street – Site A 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 passed first reading of ordinance on August 18, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Bay Street - Site 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 approved 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
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
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>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.</p>	<p>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 41st 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 41st 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 41st Street relocated to new location at corner of Adeline & 40th 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.</p>	<p>Stuart Gruendl BayRock Residential (510) 873-8880</p>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
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. Final CO issued on August 21, 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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
1401 Park Avenue (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
Christie Park Towers 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
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 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. Approved by Planning Commission on August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Vue 46 (formerly “46th Street Lofts” or “Flecto”) 46th & Adeline Street UP00-18 and DR00-29</p>	<p>Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called “Phase III”. Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Ambassador Housing 36th & 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 36th Streets. Project includes closure of Magnolia Street north of 36th 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 October 22, 2009.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>

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

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<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.</p>	<p>Ramiro Marini (415) 307-8107</p>
<p>OFFICE/HIGH TECH PROJECTS:</p>			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.</p>	<p>Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for (12) indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

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

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<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER:</p>			
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, 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.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>

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

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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 scheduled for Sunday, September 6, 2009.	Ignacio Dayrit, CED Coordinator (510) 596-4356
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. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400

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

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<p>Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05</p>	<p>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.</p>	<p>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.</p>	<p>Amy Heistand CED Coordinator (510) 596-4354</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Philip Banta Architect (510) 654-3255</p>