


CITY OF EMERYVILLE



MEMORANDUM

DATE: November 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **Progress Report – October 2009**

I. City Council/Planning Commission/Committees

- **City Council.** The City Council/Redevelopment Agency held two regular and two special meetings in October. The following planning and building related items were considered at these meetings:

October 6, 2009:

- *General Plan.* The City Council considered the new General Plan and Final Environmental Impact Report (EIR) and Interim Zoning Regulations. Staff and consultants gave a presentation on the new General Plan and EIR, after which the Council opened a public hearing on the General Plan. Testimony was heard from 19 speakers. After closing the public hearing the Council took action on five of the 18 specific issues that were identified for their deliberations. The item was then continued to a special meeting on October 13.

October 13, 2009 (special meeting):

- *General Plan.* The Council took action on the remaining issues and on issues raised by each Councilmember. The Council then certified the EIR and adopted the new General Plan with several modifications. The key changes are summarized below.
 - › Deleted the Bay Trail spur adjacent to the Emeryville Crescent from all maps and added a policy to the effect that the City will study, in collaboration with stakeholders and interested agencies, the feasibility of a pedestrian/bicycle trail adjacent to the Crescent.
 - › Removed parking from Floor Area Ratio (FAR) calculations and adjusted the FAR map accordingly.
 - › Increased height from 55 feet (75 with bonus) to 75/100 for a narrow strip of Wareham property between Powell and 64th streets.
 - › Lowered the FAR in the eastern residential neighborhoods to 0.5 with no bonus.
 - › Redesignated the northwest corner of the city to Mixed Use with Residential with an FAR of 4.0 (6.0 with bonus), height limit of 100+ feet, and a residential density of 100 units per acre (135 with bonus).
 - › Redesignated the area bounded by 64th, Hollis, and 59th streets, and the railroad to Office/Technology (except for the Transit Center and Fire Station).

- Redesignated the northwest corner of Powell and Hollis streets (Chevron gas station) to Mixed Use without Residential.
 - Reduced building height and FAR of the Transit Center to be consistent with properties to the north and south, with a stipulation that height and FAR may be increased to the highest level for a “transit center” with specific amenities.
 - Raised the height limits on the Pixar campus to 55 feet (75 with bonus) and 75 feet (100 with bonus) for the area to be occupied by a parking structure.
- *Interim Zoning Regulations.* The Interim Zoning Regulations were continued to the October 20 City Council meeting.

October 20, 2009:

- *Interim Zoning Regulations.* The Council did not have time to fully consider the Interim Zoning Regulations and continued them to a special meeting on Tuesday, October 27.
- *Transit Center.* The Redevelopment Agency held a study session on the EmeryStation West/Transit Center project. The Agency voted to extend the Exclusive Right to Negotiate and authorized staff to submit a \$2 million State loan application for replacement parking. The Agency also voted to include bus parking bays inside the building and to eliminate the additional 100 Amtrak parking spaces due to lack of State funding. An Initial Study/Mitigated Negative Declaration (IS/MND) is currently in preparation and the project is tentatively scheduled for a public hearing at the December 10 Planning Commission meeting. The Agency noted that the project was much improved due to all the public review and input, including the Planning Commission’s August 27 study session.
- *Benefits of Redevelopment.* The Agency reviewed and approved a PowerPoint presentation on the benefits of redevelopment which featured interviews with a number of Emeryville residents.
- *Pixar Animation Studios Development Agreement.* The City Council approved the first reading of an ordinance amending Pixar’s Development Agreement (DA) that would (1) allow the City to use a portion of the \$2 million Cultural Arts Center contribution as a grant to a non-profit entity to be incorporated by the City which will utilize the funds to hire personnel to assist in programming and raising additional capital funds for the Cultural Arts Center; and (2) release Pixar of the obligation to sponsor a fundraising event for the Center. Final passage of the ordinance is scheduled for the November 17 City Council meeting.

October 27, 2009 (special meeting):

- *Interim Zoning Regulations.* Staff made a presentation on the proposed Interim Zoning Regulations and answered questions from the Council. Following a discussion and public hearing, the City Council adopted both a regular ordinance and an urgency ordinance to establish Interim Zoning Regulations to implement the new General Plan. The two ordinances are identical except for timing. The urgency ordinance will take effect at the

same time as the new General Plan, on November 12. A second reading of the regular ordinance is scheduled for the November 17 City Council meeting, and it will take effect 30 days later, on December 17, at which time the urgency ordinance will expire.

In adopting the Interim Zoning Regulations, the City Council made several modifications. Some of the changes align with the changes in land use, FAR, building height, and residential densities in the adopted General Plan. Other changes include:

- Convenience Sales and Services changed from Permitted to Conditionally Permitted in the Neighborhood Center Overlay Zone.
 - Hauling Services are prohibited as home occupations in the Residential zones.
 - Additional criteria added for permitted uses in the Neighborhood Center Overlay Zone: hours of operation and bicycle parking.
 - Additional public benefits added to qualify for FAR, density, and height bonuses, including additional Transportation Demand Management (TDM) measures, water reuse, alternative energy, public art, and an alternative public benefit that may be proposed by an applicant and approved by the City Council.
 - Greater flexibility for the Planning Commission and City Council in determining how many public benefits are required to receive all of a portion of the bonus.
 - Parking requirement of 1.5 spaces/1,000 square feet established for Research Services and High Technology uses.
 - Modification to definition of “Heavy Live-Work” to clarify that such activities must comply with all applicable laws.
- **Planning Commission.** The Planning Commission considered the following items at its October 22 meeting:
 - *Planning Commission Schedule.* The Commission approved the schedule of meetings and associated dates for 2010.
 - *Quarterly Update on East BayBridge Center.* Staff reported that Catellus has advised that no upgrades or renovations to the center are currently contemplated due to the economic situation. Meanwhile, the Redevelopment Agency continues to negotiate with Safeway and Catellus about providing financial assistance to facilitate the conversion of the Pak N Save store to a “lifestyle” Safeway.
 - *Ambassador Housing Project.* The Commission approved a Conditional Use Permit and Design Review for a proposed five-story, 64,581 square foot residential building and two two-story townhouse buildings with a total of 69 affordable housing units and 110 off-street parking spaces on a 34,280 square foot site. The project includes about 11,000 square feet of open space in a podium court, park on grade, and townhouse yard areas. The Commission unanimously approved the project with modifications to the conditions of approval that included redesign of the project lobby, landscaping details and requirement of laundry hook-ups for all three bedroom units. A revised project which includes these design modifications is tentatively scheduled to be considered for approval by the Planning Commission on December 10.

- **General Plan and Zoning Update Steering Committee.** The committee was scheduled to meet on October 27 to discuss new sign regulations as part of the Zoning Ordinance update. However, the meeting was cancelled because the City Council scheduled a special meeting that evening to continue consideration of the Interim Zoning Regulations. The next Steering Committee meeting will be on December 8 and will include a discussion of design guidelines.
- **Park Avenue District Advisory Committee.** The Committee does not meet in October. Its next quarterly meeting has been rescheduled from November 11 to November 18 to avoid a conflict with the Veterans Day holiday.
- **Transportation Committee.** The October 22 meeting included discussion with AC Transit about the F line and the stop at Amtrak, the location of disabled loading zones, pedestrian safety issues at 47th/Adeline and 40th/San Pablo, a request from the 61st Street permit parking users to eliminate the 2 hour grace period, and a request from Team Tufunga Training to limit the five spaces in front of their facility on 63rd Street to two-hour parking.
- **Pedestrian and Bicycle Advisory Subcommittee.** At the October 5 meeting the subcommittee reviewed the Ambassador Housing development and heard a report on Bike Safety from the Police Department.
- **Community Events Committee.** At the October 8 meeting, the committee reviewed an application for a Halloween Parade through the Doyle Hollis Park by Haven Elementary School.

II. Planning Division

- **Development Coordinating Committee.** The regular DCC meeting of October 28 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:
 - **EmeryStation West.** This is a proposal by Wareham Development 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. EmeryStation West, adjacent to the Amtrak Station, is a 165 foot tall high-rise accommodating approximately 200,000 square feet of office/lab space, parking, and ground level active space for retail and transit (Amtrak) oriented functions. The Heritage Square building, on the east side of Horton Street, is a 64 foot tall , seven-level garage structure accommodating approximately 600 parking stalls and a small amount of active space on the ground floor. An Initial Study/Mitigated Negative Declaration (IS/MND) is in preparation, and it is anticipated that the document will be published for public comment in the first week of November. The project is tentatively scheduled for consideration by the Planning Commission at the December 10, 2009 meeting. Staff met with the applicant to discuss the project on October 8, and held internal meetings on October 15 and 21 to review traffic projections.

- *Bay Street.* Staff met with Madison Marquette on October 27 to discuss development of “Site B” and the unbuilt portion of “Site A”. The unbuilt portion of Site A is north of Christie Avenue, 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 (EIR) has already been certified. Site B 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 was certified by the City Council on October 13, covers the project in general terms. 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 October 30, Planning staff signed the Temporary Certificate of Occupancy (TCO) for all buildings (three new buildings and five renovated houses), except the retail space at 40th Street and San Pablo Avenue, which has access issues to be resolved. Once all other departments have signed off and the Building Division has issued the TCO, the buildings can be occupied. Staff has also provided the applicant with a list of a few outstanding issues that must be addressed before a Final CO can be approved. In addition, staff approved the temporary conversion, until the end of 2010, of one residential unit to an apartment management office, since the applicant intends to rent out the units as apartments until the condominium housing market rebounds.
- *AgeSong Assisted Living Project.* Staff had a discussion with Public Works about how to keep cars at the garage entrance from blocking the sidewalk, approved signs, and wrote an article for the City Activity Guide.
- *East BayBridge Shopping Center.* On October 7 staff met with a retailer to discuss the possible reuse the vacant Expo Design Center building.
- *Nady Site.* On October 19, staff met with an architect representing the owner of the property at the northwest corner of the City, on Shellmound Street at the Ashby Avenue freeway off-ramp. In approving the new General Plan, the City Council designated this site for high-rise residential development. The owner intends to entitle the site with planning approvals for such a project before selling it. The architect was advised that the Planning Commission would want to see detailed project plans and would not approve entitlements for a project that was only conceptual.

- *Woodfin Suites Hotel Signs, 5800 Shellmound Street.* A major sign permit application for three internally illuminated wall signs at the Woodfin Suites Hotel was received on October 22, 2009 and will be heard by the Planning Commission on December 10, 2009.

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

- *Design Review*

- ▶ *Sound Wall, 4510 Horton Street.* A minor Design Review application for a sound wall along the southern edge of the property on Horton Street was approved on October 22, 2009.

- *Signs*

- ▶ *MetroPark, 5644 Bay Street.* A minor Sign Permit application for a wall sign, a blade sign, and two wall graphics for a retail store was approved on October 2, 2009.
- ▶ *Rotten City Pizza, 6613 Hollis Street.* A minor Sign Permit application for a blade sign was approved on October 8, 2009.
- ▶ *FedEx Office, 5895 Christie Ave.* A minor Sign Permit application to install four illuminated wall signs, reface two monument signs, and re-skin existing awnings and replace door and parking graphics was approved on October 26, 2009.
- ▶ *PetCo, 5791 Christie Ave.* A minor Sign Permit application for two banners, one inflatable sign, and pennants was approved on October 21, 2009.

- *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).
- ▶ *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, 2009. All banners were removed; staff sent a second letter regarding the A-frame sign, and will soon send a third letter if the A-frame is not removed (pending).

- ***Advanced Planning Projects.***

- *General Plan Update.* Staff work for the month of October was centered on preparing for final adoption of the General Plan and Interim Zoning Regulations and certification of the Environmental Impact Report (EIR). This included preparing and updating staff reports and PowerPoint presentations, responding to correspondence on the General Plan and Interim Zoning Regulations, and making sure that the City Council had the materials needed to review and take action. On October 16, following adoption of the new General Plan on October 13, a Notice of Determination was filed with the Alameda County Clerk as required by the California Environmental Quality Act (CEQA).
- *Zoning Update.* On October 19 Planning Division staff reviewed and provided comments on a consultant-prepared paper outlining a strategy for regulating signs in the new Zoning Ordinance. The revised paper will be reviewed by the General Plan and Zoning Update Steering Committee in January.
- *Housing Element.* Staff met to consider the amendments needed to the Housing Element to bring it into compliance with State housing law as specified by the Department of Housing and Community Development (HCD) in a September 25 letter. A meeting was scheduled with Jennifer Seeger of HCD on October 3 to review the non-compliance issues and determine solutions.
- *Alternative Transportation Plan.* On October 14, staff met with Nelson\Nygaard regarding completion of the memo on multi-modal transportation level of service ("Quality of Service") analysis methods.
- *Parks and Recreation Strategic Plan.* Staff prepared for the Community Workshop scheduled for Saturday, November 7 by reserving space at the former Middle School building on 61st Street, updating the address list (including residents, businesses and owners), having cards printed and mailed, posting cards at parks and bus stops, placing cards in local shops and eateries, and editing a map and presentation. A web presence was set up including a news item, questionnaire link, workshop information and web page, which is at www.emeryville.org/parksandrecplan. Staff gave MIG parks use data and diagrams, contacts for focus group follow-up, and a summary of ABAG Projections 2009. Staff reviewed reports summarizing planning context, focus groups, and the lunch intercept responses. Staff delivered questionnaires to Avalon and Emery Villa senior apartment complexes, emailed meeting and questionnaire announcements to colleges and major employers, and wrote an article for the City Activity Guide.
- *Eastshore State Park.* East Bay Regional Park District staff is reviewing a draft Request for Proposals prepared by our Planning staff for a team to design the Powell Street Frontage/Upland Area.
- *Water-Efficient Landscape Ordinance.* Staff began drafting an ordinance adopting this model ordinance, as required by AB 1881.

- *Air Quality CEQA Guidelines.* Staff wrote a letter to the Bay Area Air Quality Management District regarding their proposed CEQA (California Environmental Quality Act) Guidelines, saying the project screening criteria should include project features that would reduce air pollution rather than just the number of units or square feet, so cities can continue to use the CEQA exemption for infill projects.
- *Annual Planning Survey.* Staff completed the 2009 Annual Planning Survey for the State Office of Planning and Research, including information on the new General Plan. This information will be posted on their website at www.calpin.ca.gov.
- *Congestion Management Agency Conformity.* Staff provided land use projects status information and a completed design strategies checklist on designing for alternative transportation to the Alameda County Congestion Management Agency, to meet the annual conformity requirements in the Congestion Management Plan.
- *Sherwin-Williams Cleanup Meeting.* Staff reserved the Council Chambers for a November 5 public hearing by the State Department of Toxic Substances Control on the Remedial Action Plan for the Sherwin-Williams site and a CEQA Mitigated Negative Declaration on that plan.
- *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.
- *Newspaper Racks.* On October 27, 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 fourth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of October continues a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced in the past fiscal year. For October a total of 77 permits have been issued, based on a total valuation of \$2.75 million and generating \$144,643 in fees. During the same period, 384 inspections have been conducted, of which 250 (about 65%) were related to major projects, and 134 (about 35%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.
- Temporary certificates of occupancy (TCO) were previously issued for the 1401 Park Avenue and Vue 46 projects. Construction nears completion for Oak Walk although TCOs have not yet been issued. Construction continues on other major projects, including National Holistic Institute, Age Song Assisted Living, Pixar Phase II, Bridgewater remodel (63 units) and the Flat Iron building. Major projects and tenant improvements under construction and

upgrades 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 Magnolia Terrace, San Pablo Townhouses, Papermill live-work and residential project, MacArthur San Pablo Mixed Use project, Bakery Lofts (Phase IV); EmeryStation Greenway; EmeryStation West/Transit Center; Clif Bar tenant improvements at Emery Tech; and City of Emeryville Police Station renovation and temporary buildings.

- 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 October, 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 October included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements.
 - *State Farm* – 1400 65th Street; tenant improvement.
 - *National Holistic Institute Phase III* – 1290 59th Street; tenant improvement.
 - *Temporary Police Station* – 5780 Shellmound Street.
 - *Emeryville Police Station Renovation* – 2449 Powell Street; remodel upgrades.
 - *Bakery Lofts IV* – 47th and Adeline Streets; 18 Unit apartment, cafe.
 - *Novartis BCB* – 6435 Christie Avenue; tenant improvements.
 - *Novartis E* – 4560 Horton Street; roof guardrails.
 - *Liquid Sugar* – 101-108 Liquid Sugar Drive; phase I repair.
 - *WJE Associates* – 2000 Powell Street; tenant improvements.
 - *AT&T* – 6363 Christie Avenue; upgrade telecom facility.
 - *Oak Walk* – 4002 San Pablo Avenue; accessibility requirements.
 - *Mixina* – 5915 –A Hollis Street, 2nd floor; tenant improvements.
 - *Pixar West Village* – 4240 Hollis Street; and tenant improvements.
 - *National Holistic Institute* – 5900 Doyle Street; photo voltaic solar system.

- Construction meetings (weekly) and site visits were held in October for the following projects:
 - *AgeSong 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 and tenant improvements.
- Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; demolition, seismic upgrade, tenant improvements.
 - *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. A certificate of occupancy is pending.
 - *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.
 - *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. A certificate of occupancy is pending.
- 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 October:
 - *Head Over Heals Gymnasium* – 4701 Doyle Street. (CO)
 - *Medtronics Office* – 5980 Horton Street #370. (TCO)
- 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 October, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 25 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 21 applications submitted.
- Building Division staff fielded a total of 200 counter contacts and 166 telephone queries in October.
- The Building Division continues to observe consistency in the amount of inspection requests for October. 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 384 inspections in October and anticipates this trend to continue throughout the first part of this fiscal year. This is an average of 192 field inspections per month by the Building Division’s two building

inspectors (one City staff and one WC³ staff), or 9 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 such as AgeSong and Pixar Phase II account for a minimum of three to four 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

- *Society of American City and Regional Planning History (SCARPH).* Senior Planner Miroo Desai chaired a session entitled "How Smart is Smart Growth?: Historical Assessments" at the Society of American City and Regional Planning History (SCARPH) national conference held in Oakland on October 16 and 17.
- *California Building Official Training Institute Education Week.* Building Division staff attended the annual education week held in San Ramon. This year's training sessions included Non-Structural Plan Check; Energy Fundamentals and 2009 Energy Updates; Green Building Basics; Detailed Means of Egress; and State Laws Enforced by Building Departments. The courses were a wealth of information as each year provides challenges in maintaining the appropriate amount of knowledge necessary for various code changes and application.
- *Priority Development Area (PDA) Workshop:* On October 2, the Planning and Building Director attended a workshop sponsored by ABAG at the new David Brower Center in Berkeley entitled "PDA Performance Assessment: A Sustainable Communities Strategy Building Block". There were about 50 attendees from cities, counties, and private organizations throughout the Bay Area who discussed the definition of a "complete community", and opportunities and constraints for achieving that vision. The workshop provided important input into the regional "Sustainable Communities Strategy" required by SB 375.
- *Bay Area Planning Directors Association Meeting.* On October 16, the Planning and Building Director attended a meeting of the Bay Area Planning Directors Association sponsored by ABAG at the new David Brower Center in Berkeley and heard two interesting panel discussions on "How to Provide Planning Services in a Down and Up Economy".

- *Alameda County Climate Action Transportation Working Group.* On October 14, the Planning and Building Director attended a meeting of the Alameda County Climate Action Transportation Working Group sponsored by the Alameda County Congestion Management Agency (CMA), Alameda County Transportation Improvement Authority (ACTIA), and Alameda County Supervisor Scott Haggerty. The Director made a presentation on the Transportation Element of Emeryville's new General Plan (which was adopted the night before), focusing on multimodal "Quality of Service" as a replacement for auto-oriented "Level of Service", and received a lot of positive feedback. Very interesting and informative presentations were also made by Rick Dowling of Dowling Associates, who provided an overview of multi-modal Level of Service (MMLOS) based on his work with the Transportation Research Board's National Cooperative Highway Research Program; and Lily Chau of the San Francisco County Transportation Authority, who described how they are in the process of implementing MMLOS.
- *Permit Tracking System.* At the Planning and Building Department's October 15 staff meeting, our Permit Tracking System task force reported on their findings regarding the three final candidate vendors, CRW/TrakIT, Accela, and Pentamation. Department staff then decided unanimously to select CRW/TrakIT for our permit tracking system. A meeting was held with CRW, IT, and Planning and Building staff on October 22 to discuss funding and implementation plans. It is anticipated that a contract and a proposal for a new "technology fee" on building permits will be brought to the City Council for consideration in December.
- *Briefing of City Council Candidate.* On October 16, at her request, the Planning and Building Director briefed City Council candidate Jennifer West on our General Plan, Zoning Ordinance, and planning issues in general.
- *Building Division and Public Works Coordination.* The Planning and Building Director and Chief Building Official met with the Public Works Director and Management Analyst on October 8 to discuss coordination of Public Works projects that require building permits, in order to develop a more streamlined, efficient, and responsive process.
- *Office Cleanup Day.* On Friday October 30, the Planning and Building Department held its second office cleanup day following a successful first effort in June. This time the focus was on individual work spaces. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event. Afterwards, interested Department staff relaxed together with an evening of bowling.

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	14	30	0	0	0	0	0	0	0	0	78
Plumb., Elec., Mech.	28	42	24	41	0	0	0	0	0	0	0	0	135
Fire	8	5	10	6	0	0	0	0	0	0	0	0	29
MON. TOTALS	51	66	48	77	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	242
VALUATION													
Residential	45,927	23,000	18,300	849,916	0	0	0	0	0	0	0	0	937,143
Sub Permits	217,763	354,678	110,948	615,433	0	0	0	0	0	0	0	0	1,298,822
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	0	0	0	0	0	0	0	0	6,925,347
MON. TOTALS	1,382,159	2,869,940	2,155,208	2,754,005	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	9,161,312
FEES COLLECTED													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,218.10
Building Standards Admin.	70.00	132.00	104.00	152.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	458.00
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,237.39
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,824.72
Energy Review	555.26	2,286.59	374.46	8,166.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,382.97
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,473.12
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,367.08
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,017.07
S.M.I.P.	241.70	528.55	429.29	438.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,638.36
Microfiche	98.30	200.35	160.72	174.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	633.55
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,568.43
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,561.20
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	1,883.01	31,332.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,215.28
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	51,338.95	144,642.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	319,595

Planning and Building Department
Major Development Projects
October 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 passed DA ordinance on 9/1/09.	████████					
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab/retail 148 public parking spaces	IS/MND published 11/7/09. PC hearing tentatively 12/10/09.	████████	████████				
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.	████████	████████				
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	PC approved 10/22/09. Revisions to be considered by PC 12/10/09.	████████	████████	PC - 10/22/09			
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. Demolition permit issued 9/15/09.	████████	████████	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	CC approved 11/18/08. CC to consider one year extension request on 12/1/09.	████████	████████	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	PC approved 1-year use permit extension 1/22/09. PC to consider 2nd 1-year extension on 12/10/09.	████████	████████	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			
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. Super- structure permits issued 11/26/07. TCO pending.			CC - 2/7/06			
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 - IV issued February - June 2008. Final CO pending.			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	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DEIR =	Draft Environmental Impact Report	PC =	Planning Commission
DR =	Design Review	PD =	Police Department
EIR =	Environmental Impact Report	PDP =	Preliminary Development Plan
EUSD =	Emery Unified School District	PUD =	Planned Unit Development
FDP =	Final Development Plan	RFP =	Request for Proposals
FEIR =	Final Environmental Impact Report	TCO =	Temporary Certificate of Occupancy
		TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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 200,000 square feet of office/lab/retail space, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 600-space, 7 level parking garage with 1,605 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 held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Tentatively scheduled for Planning Commission public hearing on December 10, 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
October 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 ordinance on September 1, 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
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
October 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. TCO pending.</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
October 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:			
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. One year extension of use permit to be considered by City Council on December 1, 2009.	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
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 75 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission approved on October 22, 2009. Applicant has requested modifications to approval which are tentatively scheduled to be considered by the Commission on December 10, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</p>
<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 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.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13</p>	<p>Restoration of former fourplex previously relocated from 1077 41st Street, and conversion to five independent living units for people with developmental disabilities.</p>	<p>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.</p>	<p>Housing Consortium of the East Bay Darin Lounds (510) 828-6295</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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. Final CO pending.</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. Second one year extension to be considered by Planning Commission on December 10, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

**Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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>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 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
October 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>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. Issued demolition permit on September 15, 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
October 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>
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
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
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255