


# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** December 1, 2009

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

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

**SUBJECT:** **Progress Report – November 2009**

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### I. City Council/Planning Commission/Committees

- **City Council.** The November 3 City Council/Redevelopment Agency meetings were cancelled due to the municipal election. The following planning and building related items were considered at the November 17 meeting:
  - *City Council Changes.* Outgoing Mayor Dick Kassis and Councilmember John Fricke made farewell comments, followed by the swearing-in of newly elected Councilmembers Kurt Brinkman and Jennifer West. The Council then elected Ruth Atkin as Mayor and Kurt Brinkman as Vice Mayor.
  - *Board, Commission, and Committee Appointments.* The Council made appointments of their members to the City’s various committees. Those staffed by the Planning and Building Department include the Pedestrian and Bicycle Advisory Subcommittee (Ruth Atkin and Ken Bukowski – no change), Community Preservation Committee (Nora Davis and Ken Bukowski – no change), General Plan and Zoning Update Steering Committee (Kurt Brinkman and Nora Davis replacing Dick Kassis and Ken Bukowski), I-80 Pedestrian/Bicycle Crossing Committee (Ken Bukowski continuing and Jennifer West replacing John Fricke), South Bayfront Pedestrian/Bicycle Bridge Committee (Ken Bukowski continuing and Jennifer West replacing John Fricke), and the Transportation Committee (Nora Davis and Ken Bukowski – no change). The Park Avenue District Advisory Committee and the Planning Commission, also staffed by Planning and Building, do not include Councilmembers.
  - *Interim Zoning Regulations.* The Interim Zoning Regulations passed on second reading. These will take effect in 30 days, on December 17. Meanwhile, an identical urgency ordinance that was passed on October 27 took effect on November 12, the day that the new General Plan took effect, and will expire on December 17 when this regular ordinance takes effect.
  - *Pixar Animation Studios Development Agreement.* The City Council approved the second reading and final passage 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.

- **Planning Commission.** The Planning Commission does not meet in November; its next regular meeting will be on December 10.
- **General Plan and Zoning Update Steering Committee.** Due to the Thanksgiving holidays there was no Steering Committee meeting held in November. The next meeting will be on December 8 and will include a discussion on sign regulations. This was continued from the previously scheduled October 27 meeting, which was preempted by a special City Council meeting at which the Interim Zoning Regulations were adopted.
- **Park Avenue District Advisory Committee.** The Committee's regular quarterly meeting was rescheduled from November 11 to November 18 to avoid a conflict with the Veterans Day holiday. At its November 18 meeting, the Committee heard updates on Park Avenue construction, the Arts and Cultural Center, the South Bayfront pedestrian-bicycle bridge, AgeSong senior community, Sherwin-Williams site cleanup, and city plans. Two questions regarding Park Avenue were referred to other committees. Jaemin Park, project manager for the Park Avenue project, said the contractor hopes to complete the base pavement by the end of the year, and if the neighbors complete their underground hookups by the beginning of February, they hope to remove the overhead wires and poles in February.
- **Transportation Committee.** The November 24 meeting included discussion of the Residential Permit Parking area on 61<sup>st</sup> Street, with the Committee voting to recommend that the two hour grace period be eliminated, and the green zone be moved from the south to the north side of the street. The committee also discussed a recommendation from the Pedestrian and Bicycle Advisory Subcommittee regarding bike lanes on Horton Street, voting to recommend to the City Council that there be no lanes, but rather a bike boulevard, and strong support for ongoing traffic calming, but without the recommended cap on speed and average daily trips. A public comment was made requesting that the 40<sup>th</sup>/Shellmound bridge return to two lanes of traffic in both directions; the matter will be considered as an urgency item at the City Council meeting on December 1, 2009.
- **Pedestrian and Bicycle Advisory Subcommittee.** At the November 2 meeting the subcommittee discussed the implementation of bike lanes on Horton between 40<sup>th</sup> Street and Sherwin Avenue. The Committee voted to recommend that the Transportation Committee recommend to the City Council that the two blocks of Horton not have bike lanes, maintain on-street car parking, and have bike boulevard signs and stencils implemented, so long as traffic calming measures are implemented whenever the Average Daily Trips rise over 3,000 or the average auto speed on Horton rises over 25 m.p.h. The Committee also heard a public comment from a representative of the East Bay Bike Coalition about family bike workshops.
- **Community Events Committee.** At the November 10 meeting, the committee reviewed and approved an application for a wedding at the Emeryville Marina.

## II. Planning Division

- ***Development Coordinating Committee.*** There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting is December 16.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
  - ***EmeryStation West (Transit Center).*** 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) for the project was published on November 7 with the public comment period ending on December 9. The Feasibility Study/Remedial Action Plan (FS/RAP) prepared for remediation of the site was published concurrently with the IS/MND. A community meeting to discuss the FS/RAP was held at City Hall on November 19. The project is tentatively scheduled for consideration by the Planning Commission at the January 28, 2010 meeting. Staff met with the applicant to discuss the project on November 9, 16, and 23.
  - ***Ambassador Housing Project.*** On October 22, the Planning 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 at 36<sup>th</sup> and Peralta Streets. The project includes about 11,000 square feet of open space in a podium court, park on grade, and townhouse yard areas. The Commission's approval included 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. Staff met with the applicant and architect on November 19 to review these design modifications. A revised project which includes these modifications is scheduled to be considered for approval by the Planning Commission on December 10.
  - ***Oak Walk Mixed Use Project.*** On November 20, Planning staff signed the final Certificates of Occupancy (COs) for the five renovated houses on 41<sup>st</sup> Street. Once all other departments have signed off and the Building Division has issued the COs, the houses can be occupied. Planning staff has also signed off the Temporary Certificates of Occupancy (TCOs) for the three new buildings and provided the applicant with a list of a few outstanding issues that must be addressed before final COs can be approved.
  - ***East BayBridge Shopping Center.*** On November 12, Emeryville and Oakland city staff met with a retailer to discuss the possible reuse the vacant Expo Design Center building. In accordance with the Memorandum of Agreement governing the Emeryville/Oakland

Joint Planning Authority, which has jurisdiction over the project, Emeryville will conduct design review and Oakland will issue the building permit.

- *Bay Street.* Staff has held ongoing meetings with Madison Marquette 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 64<sup>th</sup> and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff is waiting for submittal of further information before bringing these FDP applications forward to the Planning Commission and City Council for approval.
- *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.
- *Living Hope Christian Center.* On September 25, 2008, the Planning Commission approved a use permit for this church at 4550 San Pablo Avenue that allows it to occupy approximately 5,000 square feet on the second floor of the building, including worship space, lounge, office, and classrooms. The applicant submitted an amendment to shift the worship space and office to approximately 7,353 square feet on the first floor. The Center will continue to occupy about 3,375 square feet of space on the second floor that will be used as classroom and lounge space. The new total square footage will be 10,268 square feet. Although this is twice the area that was approved by the Commission, the intensity of the use of the space will not increase. Due to building and fire code requirements, the total number of persons in the facility still cannot exceed 299 persons at any given time. This was the same number that was approved in September 2008. Commissioners were notified of the proposed revision and none expressed any concerns, so the revision was approved administratively on November 30, 2009.
- *Bakery Lofts Permit Extension.* A request for a second and final one year permit extension of the approval of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 rental live-work/flex units and a 1,450 square foot café on a 12,339 square foot parcel was received. The request is scheduled for consideration by the Planning Commission on December 10.

- *Pixar Noise Waiver* – A request for a noise waiver to allow Saturday construction hours for six months was submitted by Pixar Animation Studios. The request has been scheduled for the December 15, 2009 City Council meeting.
  
- *Christie Park Towers*. This 60-unit residential project at 6150 Christie Avenue was approved by the Planning Commission on June 26, 2003, and a building permit was issued on March 30, 2005. Since that time, the applicant has kept the building permit “alive” by calling for inspection of one pile cap every 180 days. Staff has fielded numerous complaints from neighbors, Planning Commissioners, City Councilmembers, and others who are frustrated with the lack of progress on the project and the unsightliness of this “construction zone”. However, because the building permit was issued under the former building code, it technically can be kept alive simply by calling for an inspection every 180 days. On November 3, the Planning and Building Director, Chief Building Official, Economic Development and Housing Director, and other staff met with the developer, Ted Dang, to express the City’s concerns and to explore options. Mr. Dang was advised of the new rules for the site that have been put into place by the new General Plan and Interim Zoning Regulations, which allows a high-rise residential building by right with only design review. He expressed interest in the possibilities but was noncommittal about his future plans.

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

- *Design Review*
  - *Clearwire Antennas, 1255 Powell Street*. A minor Design Review application to co-locate three panel antennas, three microwave antennas, and one equipment cabinet on the water tower at 1255 Powell Street was approved on November 3, 2009.
  
- *Signs*
  - *Glashaus Cleaners, 6462 Hollis Street*. A minor Sign Permit application for five vinyl window graphics for a dry cleaner drop off point was approved on November 16, 2009.
  
- *Subdivisions*
  - *Parcel Map Application, 1001 42<sup>nd</sup> Street*. An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant’s decision (pending).
  
- *Code Enforcement:*
  - *DeNoise, 1501 Powell Street*. The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).

- *Miyozen Restaurant, 1147 40<sup>th</sup> Street.* Staff sent a notice of violation regarding the four banners on the storefront and 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. Since then, the A-frame sign has been removed (resolved).
- ***Advanced Planning Projects.***
  - *General Plan Update.* Staff worked with consultants to prepare the final General Plan as adopted by the City Council on October 13. This included identifying all changes adopted by the City Council, review for internal consistency, and final editing. The final document will be printed and posted on the City website in early December. The new General Plan and the Interim Zoning Regulations became effective on November 12. A mailing was distributed to addressees on the General Plan Update ‘interested parties’ list informing them that since the General Plan was adopted the mailing list has expired. A return postcard was provided to enable addressees to request notification of meetings on the Zoning Ordinance Update.
  - *Zoning Update.* Following adoption of the General Plan in October, consultants made revisions to the Design Guidelines which were reviewed by the General Plan and Zoning Update Steering Committee last year. These revised Guidelines were reviewed by Planning Division staff on November 17 and 18. Substantial comments were recorded and relayed to the consultants. The revised Guidelines will be reviewed by the General Plan and Zoning Update Steering Committee at their January 26 meeting. Meanwhile, the Steering Committee is scheduled to review a strategy for regulating signs in the new Zoning Ordinance at its December 8 meeting.
  - *Housing Element.* Staff met with Jennifer Seeger of the State Housing and Community Development Department to review the non-compliance issues and determine solutions. Modifications will be made to the Housing Element for review by the Housing Committee in January.
  - *Local Update of Census Addresses.* Staff received a listed of addresses that the US Census Bureau had deleted during canvassing or rejected from the City’s suggestions. The Census Bureau had deleted a large condominium building near where Google Maps has mislabeled a street, along with some recently completed multi-family buildings and several individual addresses. Staff began gathering evidence to prove that 260 of the deleted or rejected addresses exist. Evidence includes photos, satellite photos, assessor’s data, and 911 and water service lists. Staff is entering appeals for these addresses into the Census Bureau feedback list. The due date for appeals was set at November 29, and later extended to December 14.
  - *Parks and Recreation Strategic Plan.* About 30 people attended a community workshop on Saturday, November 7, at the former Middle School building on 61<sup>st</sup> Street, providing input on what should be in future parks and where.
  - *Sherwin Williams Cleanup Meeting.* Staff attended a public hearing held by the State Department of Toxic Substances Control (DTSC) on the Draft Remedial Action Plan for

the Sherwin-Williams site and a Draft Initial Study and Mitigated Negative Declaration (IS/MND) on that plan. The meeting was held in the Emeryville Council Chambers on November 5. Residents expressed a desire for contaminated soil to be hauled out by rail rather than by trucks. DTSC later extended the comment period on the Plan and IS/MND to December 18.

- *Water-Efficient Landscape Ordinance.* Staff attended a meeting sponsored by the California Department of Water Resources on this model ordinance required by AB 1881. The meeting was held at East Bay Municipal Utility District building in Oakland on November 2.
- *Alternative Transportation Plan.* Nelson\Nygaard completed a draft memo on multi-modal transportation analysis methods.
- *Eastshore State Park.* East Bay Regional Park District staff is still reviewing a draft Request for Proposals prepared by our Planning staff for a team to design the Powell Street Frontage/Upland Area.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65<sup>th</sup>, 59<sup>th</sup>, 53<sup>rd</sup>, and 45<sup>th</sup> Streets after review by the Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.
- *Newspaper Racks.* On November 18, Planning staff attended a meeting with the City Manager, staff of other departments, and SZFM Design Group to discuss a proposed newspaper rack program.
- *City Parking Garage Design Criteria.* On November 4, Planning staff met with the Public Works and Economic Development and Housing departments to review draft criteria to be used in the design and construction of City parking garages including those proposed at Bay Street Site B, the Marketplace, and the Transit Center.
- *Affordable Housing Set Aside Ordinance.* On November 10, Planning staff met with the Economic Development and Housing Department and the City Attorney to discuss changes required to the City's Affordable Housing Set Aside Program as a result of a recent State Supreme Court decision, which puts severe restrictions on cities' abilities to mandate affordable housing in residential rental projects.
- *North Hollis Undergrounding.* On November 10, staff met to discuss a consultant's report on strategies for developing a proposed underground utility district in the North Hollis Area, in order to remove overhead wires along Hollis Street north of Powell, and other streets in the area. The report is tentatively scheduled to be considered by the Public Works Committee on December 17.

### III. Building Division

- The attached tables summarize the fifth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of November 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 November a total of 61 permits have been issued, based on a total valuation of \$3.4 million and generating \$117,419 in fees. During the same period, 338 inspections have been conducted, of which 223 (about 66%) were related to major projects, and 115 (about 34%) 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, and final certificates of occupancy (CO) will be granted upon receiving “as built” signed drawings from the architect of record. Construction is virtually complete for Oak Walk although TCOs have not yet been issued. Construction continues on other major projects, including the Marina south dock replacement, National Holistic Institute, Age Song Assisted Living, Pixar Phase II, Bridgewater remodel (63 units) and the Flat Iron building. The City of Emeryville’s Corporation yard facilities seismic retrofit upgrades and trash enclosure has received final permit signoffs from the Building Division. 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; Clif Bar tenant improvements at Emery Tech; EmeryStation West/Transit Center; 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 November, 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 November included:
  - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
  - *Pixar West Village* – 4240 Hollis Street; demolition, site accessibility, seismic, and tenant improvements.
  - *Emery Bay Village* – 153-159 Temescal Circle; sewer repair.



- *Glashaus Cleaners* – 6462 Hollis Street; tenant improvements.
- *Temporary Police Station* – 5780 Shellmound Street.
- *Emeryville Police Station Renovation* – 2449 Powell Street; remodel upgrades.
- *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
- *Insight* – 3960 Adeline Street; tenant improvements.
- *WCC* – 6001 Shellmound Street; dental/pharmacy tenant improvements.
- *Atrium Building* – 1650 65<sup>th</sup> Street; emergency truss repair.
- *Magnolia Terrace* – 4001 Adeline Street; residential renovation for developmentally disabled adults.
- *Fresh Choice* – 5750 Christie Avenue; structural.
- *Novartis BCB* – 6455 Christie Avenue; quality assurance tenant improvements.
- *Oak Walk* – 4002 San Pablo Avenue; accessibility requirements.
  
- Construction meetings (weekly) and site visits were held in November 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.
  - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street; seismic upgrade and tenant improvements.
  
- Construction is proceeding on the following major projects:
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street; demolition, seismic upgrade, tenant improvements.
  - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
  - *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 final certificate of occupancy (CO) is pending.
  - *Oak Walk Existing Homes Renovation* – 1077-1089 41<sup>st</sup> Street; 5 houses. Final certificates of occupancy (CO) are pending.
  - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings. Temporary certificates of occupancy (TCO) are pending.
  - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
  - *Vue 46 (Flecto)* – 46<sup>th</sup> Street and Adeline; 79 residential units with 3,000 square feet of commercial space. A final certificate of occupancy (CO) is pending.
  
- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC<sup>3</sup>. In November, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 16 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 19 applications submitted.
- Building Division staff fielded a total of 189 counter contacts and 130 telephone queries in November.
- The Building Division continues to observe consistency in the amount of inspection requests for November. 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 338 inspections in November and anticipates this trend to continue throughout the first part of this fiscal year. This is an average of 169 field inspections per month by the Building Division's two building inspectors (one City staff and one WC<sup>3</sup> staff), or 8 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects 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**

- *Alameda County Planning Directors Meeting.* On November 6, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Livermore. It included a presentation by the host city on development of their new "form based" zoning ordinance for the downtown area, and discussions on how the cities of Alameda County are responding to the impacts of the depressed economy, and other planning issues.
- *Parks Forum.* Planning staff attended a FOCUS forum sponsored by the Association of Bay Area Governments, including speakers from the Trust for Public Land and the State Department of Housing and Community Development regarding their urban parks programs. The forum was held at the San Francisco Bay Area Conservation and Development Commission in San Francisco on November 12.

- *Permit Tracking System.* On November 19 an interdepartmental meeting was held to discuss implementation of the Planning and Building Department's selection of CRW/TrakIT as our new permit tracking system. The meeting included the City Manager, Planning and Building Director, Chief Building Official, IT Manager, Finance Director, Public Works Director, Economic Development and Housing Director, the City Attorney's Office, and other City staff. It was decided to present the proposal to the Technology Committee in December or January, and to the full City Council in January or February. This will involve a contract with CRW, as well as a financing plan and an amendment to the Master Fee Schedule to add a "technology fee" on building permits to pay for the new system.
- *International Code Council Annual Conference and Code Development Hearings.* The Chief Building Official attended the annual conference and code hearing held in Baltimore, Maryland on November 2-6. As in previous years the conference offered the opportunity for code professionals to enhance their careers and affect the future in building safety and fire prevention. The conference had education sessions designed for code officials, inspectors, fire officials, plans examiners, architects, engineers, builders and other construction industry professionals. The code development hearings begin the single cycle of code development between the 2009 and 2012 editions of the International Codes. All proposed changes submitted for the 2009 International Codes are considered for discussion and either approved as submitted, approved as modified, disapproved, approved as submitted by assembly floor action, disapproved by assembly floor action, withdrawn by the proponent, or removed from the code entirely. These hearings are followed by public comments due February 8, 2010 and final action hearings for the approval of the 2009 International Building Codes will take place May 14-23, 2010 in Dallas, Texas.

The final action culminates in the base document for the impending California Building Codes, in which state agencies such as the State Fire Marshal, Office of Statewide Health Planning and Development, Department of Housing and Community Development, Division of the State Architect, and Energy Commission recommend amendments to the International Codes specific to the State of California. Consistent with the process at the national level, these amendments are subject to public hearings with input from Building and Fire Officials, Engineers, Architects and industry professionals. Finally, these code amendments are forwarded to the California Building Standards Commission for final approval.

#### **V. Status of Major Development Projects**

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

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	15	19	14	30	16	0	0	0	0	0	0	0	94
Plumb., Elec., Mech.	28	42	24	41	31	0	0	0	0	0	0	0	166
Fire	8	5	10	6	14	0	0	0	0	0	0	0	43
<b>MON. TOTALS</b>	51	66	48	77	61	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	303
<b>VALUATION</b>													
Residential	45,927	23,000	18,300	849,916	79,300	0	0	0	0	0	0	0	1,016,443
Sub Permits	217,763	354,678	110,948	615,433	331,710	0	0	0	0	0	0	0	1,630,532
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	0	0	0	0	0	0	0	9,947,407
<b>MON. TOTALS</b>	1,382,159	2,869,940	2,155,208	2,754,005	3,433,070	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	12,594,382
<b>FEES COLLECTED</b>													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,383.45
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.00
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,407.55
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,714.99
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,508.80
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,113.24
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,089.29
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,207.16
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,286.82
Microfiche	98.30	200.35	160.72	174.18	249.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	883.01
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,254.61
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,396.00
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	4,681.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,896.43
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	22,252.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,252.80
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>MON. TOTALS</b>	38,201.88	85,411.92	51,338.95	144,642.52	117,418.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												<b>FISCAL YEARLY TOTAL</b>	437,014



**Planning and Building Department**  
Major Development Projects  
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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.	████████					
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved strategic plan 6/2/09.	████████					
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.	████████					
<b>Bay Street "Site A"</b> NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passed DA ordinance on 9/1/09.	████████					
<b>Emery Station West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab/retail 148 public parking spaces	IS/MND published 11/7/09. PC hearing tentatively 1/28/10.	████████████████					
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	████████████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.	████████████████					
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.	████████████████					
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.	████████████████					
<b>Ambassador Housing</b> 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			
<b>Baker Metal Live-Work</b> 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC study sessions 9/27/07 and 10/23/08. PC approved 8/27/09.	████████████████		PC - 8/27/09			
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09. Demolition permit issued 9/15/09.	████████████████		CC - 5/19/09			
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.	████████████████		CC - 1/20/09			
<b>Papermill Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC to consider one year extension request on 12/1/09.	████████████████		CC - 11/18/08			
<b>MacArthur San Pablo Mixed Use</b> San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	████████████████		CC - 12/4/07			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	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			
<b>4520 San Pablo Townhouses</b> NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.	████████████████		PC - 12/14/06			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Magnolia Terrace</b> 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			
<b>Christie Park Towers</b> 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
<b>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
<b>Flatiron Building</b> 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
<b>AgeSong Assisted Living</b> 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
<b>Oak Walk Mixed Use Project</b> NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Superstructure permit issued 11/26/07. CO pending for 5 houses; TCO pending for 3 new buildings.			CC - 2/7/06			
<b>1401 Park Avenue</b> SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
<b>Vue 46 ("46th Street Lofts")</b> E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I - 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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<b>EmeryStation West @ Emeryville Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 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 January 28, 2010.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building Southeast corner of 64 <sup>th</sup> Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900



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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Bay Street – Site A</b> Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<b>Bay Street - Site B</b> Shellmound/Powell/railroad	Department store and public parking garage.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street 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
<b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny's restaurant, 76 gas station, and Kinko's parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Oak Walk Mixed Use Project</b>            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 41<sup>st</sup> Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41<sup>st</sup> Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41<sup>st</sup> Street relocated to new location at corner of Adeline &amp; 40<sup>th</sup> Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. CO pending for 5 relocated houses; TCO pending for 3 new buildings.</p>	<p>Stuart Gruendl            BayRock Residential            (510) 873-8880</p>
<p><b>MacArthur San Pablo Mixed Use</b>            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 37<sup>th</sup> 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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>RESIDENTIAL AND LIVE- WORK PROJECTS:</b>			
<b>Papermill Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit to be considered by City Council on December 1, 2009.	Amir Massih Archstone Smith (510) 235-1170
<b>39<sup>th</sup> and Adeline Residential Project</b> East side of Adeline Street between 39 <sup>th</sup> Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
<b>Ambassador Housing</b> 36 <sup>th</sup> & 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 <sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36 <sup>th</sup> 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 will be considered by the Commission on December 10, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>1401 Park Avenue</b>            (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><b>Christie Park Towers</b>            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><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> 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><b>Magnolia Terrace</b>            4001 Adeline Street            UP05-12 and DR05-13</p>	<p>Restoration of former fourplex previously relocated from 1077 41<sup>st</sup> 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>

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>4520 San Pablo Townhouses</b> Northeast corner of San Pablo Avenue and 45<sup>th</sup> 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><b>OFFICE/HIGH TECH PROJECTS:</b></p>			
<p><b>Pixar Animation Studios, Phase II</b> 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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Emery Station Greenway</b>                      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><b>OTHER:</b></p>			
<p><b>Emeryville Center of Community Life</b>                      Emery Secondary School site at 47<sup>th</sup> 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**  
**November 2009**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>AgeSong Assisted Living</b> 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.	Ali Kia Shabahangi AgeSong (415) 431-8143
<b>Flatiron Building</b> 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
<b>Emeryville Arts and Cultural Center</b> 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255