


CITY OF EMERYVILLE



MEMORANDUM

DATE: March 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **Progress Report – February 2010**

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their February meetings:

February 2, 2010:

- *Permit Tracking System.* The City Council approved a contract with CRW for the “TRAKiT” planning and building permit tracking system, and amended the Master Fee Schedule to add a new Technology Fee of 0.1% of construction valuation on building permits to pay for the system.
- *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* The Council passed a motion ordering that the Planning Commission’s January 28 vote on the project stand appealed, and set the hearing date for February 16. The Commission had deadlocked 3-3 on a motion to approve the project with four additional conditions, which is tantamount to a denial.

February 16, 2010:

- *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* The Council considered the appeal of the Commission’s decision on a Conditional Use Permit and Design Review permit for a proposal to remove two surface parking lots in the 5900 and 6100 blocks of Horton Street and construct two separate buildings: an office/laboratory building and a parking garage. The proposed Emery Station West building, adjacent to the Amtrak Station, is a 165 feet tall high-rise tower accommodating approximately 248,300 gross square feet of office/lab space, 148 car parking spaces, four bus bays and ground level active space accommodating retail and transit (Amtrak) oriented functions. There is a roof terrace on the third floor of the building that will connect to the existing pedestrian bridge over the railroad tracks. The proposed Heritage Square Garage building, on the east side of Horton Street, is a 73 foot tall building accommodating approximately 211,000 gross square feet of parking and providing 675 parking stalls, with 3,620 square feet of active

ground floor commercial space along Horton Street. The proposal also includes a public plaza between the Amtrak Station and the proposed Emery Station West building which will include a protected pedestrian waiting area and pedestrian access improvements. Following lengthy presentations, public testimony, and deliberations, the Council approved the project on a 4-1 vote, with Councilmember West voting no. The Council's approval included the four conditions proposed by the Planning Commission, slightly modified.

- **Planning Commission.** The Planning Commission considered the following items at its February 25 meeting:
 - *AC Transit Hydrogen Fueling Station Time Extension.* The Commission approved a request for a one year extension of a Conditional Use Permit and Design Review for a proposed hydrogen fueling station at AC Transit's Emeryville bus maintenance facility to fuel zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The bus facility is bounded by 47th, Doyle, and 45th Streets and properties fronting on San Pablo Avenue. The station would include a fueling facility inside the yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars. The project was originally approved by the Commission on January 22, 2009, with a one-year expiration date; the new expiration date is January 22, 2011.
 - *Allegro Ballroom Expansion, 5855 Christie Avenue.* The Commission approved a Conditional Use Permit and Design Review permit to expand the Allegro Ballroom dance hall into the adjacent warehouse space. The original space is 7,398 square feet and includes offices, bathrooms, a small stage and a reception desk, as well as one large and two small ballrooms. The expansion adds 8,795 square feet of space, which consists of a large ballroom, two storage rooms, an office and a coat room.
 - *Time Extension for Planning Permits.* The Commission considered a proposal for an interim ordinance allowing the expiration date of planning permits to be extended to a total of five years from the date of final approval on a case-by-case basis, and voted to recommend its adoption to the City Council.
 - *Housing Element Progress Report.* The Commission reviewed the annual progress report on implementation of the Housing Element of the General Plan in Calendar Year 2009, for submittal to the State of California Housing and Community Development Department, and voted to recommend that the City Council approve the report.
 - *Pedestrian and Bicycle Plan.* The Commission reviewed a draft Request for Proposals (RFP) to hire a consultant to prepare a new Pedestrian and Bicycle Plan. The Commission requested that the scope of work include recommendations on pedestrian facilities including sidewalk widths. The Commission approved forwarding the RFP to the City Council.

- ***Zoning Update Steering Committee.*** The Zoning Update Steering Committee met on February 23, and reviewed and commented on the draft Design Guidelines. Following a presentation by consultants the Committee held a discussion involving guidelines pertaining to the following topics:
 - Sidewalks and landscaping
 - Parking and access
 - Site planning
 - Building massing, form and articulation
 - Architecture and building materials
 - Open space
 - Signs
 - Area specific guidelines
 - Building use and type
 - Street types

The Steering Committee also approved a tentative schedule for the review and completion of the zoning regulations which calls for distribution of the entire draft zoning ordinance and design guidelines in August, discussion in September, and a joint meeting of the Planning Commission and City Council in October.

- ***Park Avenue District Advisory Committee.*** At its February 10 meeting, the committee recommended a “trucks no turn” sign and map for Park Avenue, discussed the Park Avenue Plaza grand opening scheduled for this summer, and agreed to meet until the undergrounding of utility wires on Park Avenue is completed.
- ***Transportation Committee.*** At their February 23 meeting the Transportation Committee reviewed the draft RFP to hire a consultant to prepare a new Pedestrian and Bicycle Plan. The Committee requested that the RFP clarify that the Pedestrian and Bicycle Plan is a citywide plan and would not be focused only on Horton Street. The Committee forwarded the RFP to the Planning Commission and City Council. The Committee also recommended appropriating \$2,500 in Measure B funds to support the County-wide Bike to Work Day media campaign as a “champion sponsor”, and recommended considering traffic calming measures for Horton Street as part of the Pedestrian-Bicycle Plan process.
- ***Bicycle/Pedestrian Advisory Subcommittee.*** The Draft RFP to hire a consultant to prepare a new Pedestrian and Bicycle Plan was reviewed by the Bicycle and Pedestrian Advisory Subcommittee (BPAC) at their February 1 meeting. The Subcommittee approved forwarding the RFP to the Transportation Committee with the provision that BPAC members would have one week to suggest changes to the RFP. Changes to the RFP requested by BPAC members have been incorporated into the document. They are as follows:
 - Indicate that the new General Plan departs from the traditional Level of Service standard for automobile travel, by establishing a new Quality of Service standard to support travel by all modes.
 - Include at least two community workshops in the scope of work.
 - Provide more detail on the requirement that the consultant walk and bicycle throughout Emeryville.

- Emphasize the need for pedestrian safety near key locations such as senior facilities and schools.
- Identify activity nodes (e.g., Public Market, Amtrak Station, major employment centers). An overall objective of the new plan should be to provide direct, safe, and inviting connections between activity nodes.

It was also suggested that the firms Pacific Municipal Consultants (PMC) and Moore Iacofano Goltsman (MIG) be added to the RFP distribution list. Other actions at the BPAC meeting included recommending appropriating \$2,500 in Measure B funds to support the County-wide Bike to Work Day campaign, and discussing traffic calming measures for Horton Street. The Committee also discussed its “Top Ten Project List” and re-elected Scott Donahue as Chair.

- ***I-80 Pedestrian-Bicycle Bridge Committee.*** On February 8, the Committee met to discuss the upcoming community workshop to be held on Wednesday, February 24.
- ***Community Events Committee.*** At its February 9 meeting, the committee reviewed and approved an application for a trial farmers market on Haven Street behind City Hall, as well as applications for a family reunion and the City’s Spring Festival 2010 at the marina, and a self-guided Bay-Friendly Garden Tour throughout the city.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on February 10, with representatives from the Planning and Building, Public Works, Police, and Fire Departments, and the City Attorney’s Office discussing the following projects:
 - ***Allegro Ballroom Expansion, 5855 Christie Avenue.*** DCC members reviewed a proposal to expand the dance hall into the adjacent warehouse space. The current space is 7,398 square feet and includes offices, bathrooms, a small stage and a reception desk, as well as one large and two small ballrooms. The expansion would add 8,795 square feet of space, which would consist of a large ballroom, two storage rooms, an office and a coat room. Building and fire code compliance and parking were the major issues identified. The committee agreed that a maximum occupancy of 494 should be established based on available parking.
 - ***Fire Station #2 Replacement.*** It was noted that the Public Works and Fire Departments are working on plans to replace Fire Station #2 at 63rd and Hollis Streets. The project is on a “fast track” because it needs to be “shovel ready” by August to qualify for FEMA funding. Plans will be reviewed at the next DCC meeting on March 10.
 - ***Other Issues.*** DCC members discussed a proposed Verizon cell phone antenna installation in Oakland at 41st and Linden Streets; the status of the Park Avenue street improvements; and proposals for farmers markets at various locations in town.

- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* As noted above, this project was approved on appeal by the City Council on February 16. Staff met with the applicant to discuss the project on February 1.
 - *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 covers the project in general terms. Applications for the FDP and Use Permit are expected to be submitted within the next few months.
 - *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.
 - *Target.* On December 16, a design review application was received for a new Target store in the vacant Expo Design Center building at 40th and Horton Streets. In accordance with the Memorandum of Agreement governing the Emeryville/Oakland Joint Planning Authority, which has jurisdiction over the East BayBridge Shopping Center, Emeryville is conducting administrative design review and Oakland will issue the building permit. Staff worked with Target to refine the design, and issued an approval letter on February 19. Target anticipates an opening date in July 2011.
 - *Amyris Biofuels Pilot Plant.* Staff met with Amyris on January 12 about amending the use permit to increase the pilot plant’s permitted fermentation capacity from 800 liters to 1200 liters, and sent an email to the Planning Commission summarizing the project and impacts and proposing an administrative amendment. No Commissioners objected, so the amendment was approved administratively on February 17.
 - *Farmers Market.* Staff met with Mark and Holly Brett and sent them plans of the Civic Center, surrounding streets, and Horton Street between 40th and Park. A market planned for Haven Street on February 26 was cancelled due to a winter storm and problems obtaining necessary permits.

- *Fire Station #2 Replacement.* On February 10, staff of Planning, Public Works, and the Fire Department met with an architect who has been hired to design a new fire station to replace the existing Fire Station #2 at 63rd and Hollis Streets. The project is on a “fast track” because it needs to be “shovel ready” by August to qualify for FEMA funding. A field trip to a prototypical fire station in San Jose was discussed, the project will be reviewed by the Development Coordinating Committee on March 10, and a Planning Commission public hearing is scheduled for the April 22 meeting.

- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Target, 1555 40th Street.* A minor Design Review application to expand the building footprint from 117,726 to 140,515 square feet and refurbish the building was approved on February 19, 2010. The store is scheduled to open in July 2011.
 - *Fresh Choice, 5750 Christie Avenue.* A minor Design Review application to refurbish the old Lyon’s restaurant building and add outdoor seating was received on December 17, 2009; staff has requested a change in signage and is awaiting the applicant’s response (pending).
 - *Garden Shed, Big Daddy’s Community Garden.* A minor Design Review application to build a garden shed in Big Daddy’s Community Garden space was approved on February 5, 2010.
 - *Clif Bar Daycare Center, 1400 65th Street.* A minor Design Review application to create a small child care center for Clif Bar employees, including using a portion of the existing parking lot as an outdoor play area, was approved on February 16, 2010.
 - *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).
 - *Bon Motif Company, 4045 Horton Street.* Staff sent a letter on January 26, 2010, directing the manager to remove two signs on the outside wall, which state that on-street parking in front of the business is reserved for customers; the signs were removed shortly thereafter.

- ***Advanced Planning Projects.***

- *General Plan.* The City Council approved a modification to the Maximum Floor Area Ratios Map to match the height map on January 19. This final “clean up” measure completed the General Plan Update that was initiated by the City Council almost six years ago. Staff is now in the process of printing copies of the plan for distribution to the City Council, Planning Commission, Steering Committee, and other interested parties. The plan is also available for download from our website. Staff has started preliminary work designing a General Plan poster as provided by the scope of work for the General Plan Update.
- *Housing Element.* Staff continues to work on revising the Housing Element to respond to comments received by the State Department of Housing and Community Development. This includes updating the Element for consistency with the new General Plan and Interim Zoning Regulations, and developing a more detailed inventory of sites for future housing. The revised element is tentatively scheduled to be reviewed by the Housing Committee and Planning Commission in April and to be considered for approval by the City Council in May.
- *Zoning Update.* Staff held several meetings in February to review and comment on consultant drafts of the Code Administration section of the new zoning regulations. At its March 23 meeting, the Zoning Update Steering Committee will revisit the proposed sign regulations and bonus point system. The current schedule calls for a complete draft of the new code to be presented to the Steering Committee in August.
- *Design Guidelines.* Staff met on February 2 to finish reviewing the consultants’ draft, and then provided the consultants with comments on the draft Design Guidelines. The Guidelines were revised and distributed for Zoning Update Steering Committee review at their February 23 meeting.
- *Pedestrian and Bicycle Plan.* In February staff presented a draft Request for Proposals (RFP) for Preparation of a new Pedestrian and Bicycle Plan to the Bicycle and Pedestrian Advisory Subcommittee, the Transportation Committee, and the Planning Commission. Minor changes were requested and have been incorporated into the draft which will be presented to the City Council for approval on March 16, prior to its release. Also, staff attended a workshop on future grant opportunities for Safe Routes to Schools.
- *Parks and Recreation Strategic Plan.* Staff conveyed Ad Hoc Committee comments on distribution of activities, a needs assessment section sample, photos, and the Facilities Analysis to MIG; began scheduling the next committee meeting; wrote an article for The Emeryville City News and Activity Guide; and updated the webpage: www.emeryville.org/parksandrecplan .
- *Census 2010.* Staff presented Census information to the City/School Committee on February 4, including informational fliers and canvas shopping bags promoting the Census, and wrote an article for The Emeryville City News and Activity Guide.

- *Powell Streetscape Study.* Staff met with our urban design consultants, WRT, on February 8 to review the status of this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road. A City Council study session is tentatively scheduled for April 20.
- *Traffic Facilities Impact Fee Update.* Staff met with Rob Rees of Fehr and Peers on February 22 to go over a presentation being prepared for a City Council study session on options for updating the City's Traffic Facilities Impact Fee so that it conforms to the new General Plan's multi-modal policies. A study session at the April 6 Council meeting is anticipated at this time.
- *Alternative Transportation Plan.* Staff reviewed Nelson\Nygaard's strategies outline.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for April 20.
- *I-80 Pedestrian/Bicycle Bridge.* A community workshop was held on February 24 in the Council Chambers. It included a presentation on the three possible bridge alignments and a chance for citizens to "vote by dots" on their preferred alignment and bridge type. A strong majority of the 30 participants chose "Alignment 3", the northern alignment that includes a viewing platform on the west side with panoramic views of the bay and access to a future park as called for in the General Plan. Staff is planning to call a special meeting of the bridge committee so they can vote on recommending that the City Council drop one or both of the other alignments.
- *South Bayfront Pedestrian-Bicycle Bridge.* Construction drawings for the bridge and Horton Landing Park are being prepared. A "trend meeting" of staff and consultants is scheduled for March 10.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *9th Street/Greenway Connection.* Our staff is participating in Berkeley's design of the bike path connection between our Greenway and the 9th Street Bicycle Boulevard. Design work by Alta Planning + Design is expected to be finished this summer, with completion of the path by summer 2011.
- *Gateway Park.* Planning staff and the Mayor attended a community workshop on February 25 at Joseph P. Bort MetroCenter in Oakland to begin planning for a world-class park at the Oakland touchdown of the new Bay Bridge East Span. The meeting was sponsored by the nine-agency Gateway Park Working Group. The group plans to open the

park when the bridge opens in late 2013. Our General Plan calls for a trail to be developed next to the shoreline to connect the Bay Trail north of Powell to the Bay Bridge, which would provide access to this park from Emeryville. A summary of the workshop is attached.

- *Water-Efficient Landscape Ordinance.* Staff clarified “don’t plant” lists with Bay-Friendly staff at Stopwaste.org, gave a rough draft ordinance to the City Attorney’s Office, wrote a status letter to the State Department of Water Resources, posted a listserv question to other planners throughout the state, and heard about cities developing simpler ordinances than the state model ordinance.
- *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.
- *Park Avenue District.* As noted above, a grand opening for the Park Avenue street improvements, including the plaza at the western end, is being planned for this summer. In response to a request from Sherwin-Williams, staff asked Public Works to make the stop sign on Halleck at Park more visible.
- *Art in Parks.* Staff is scheduled to go to the Public Art Committee on April 8 to present a list of parks with no art, to look for potential locations for art in those parks.
- *Significant Buildings.* Staff completed a draft list of significant buildings as defined by the current ordinance, began mapping the list, and began outlining potential changes to the ordinance.
- *Climate Action Plan Implementation.* Planning staff participated in a meeting with other departments on February 24 to review the status of the various implementation actions for the City’s Climate Action Plan. Much of this is covered by the General Plan’s Implementation Program, since the Climate Action Plan is incorporated into the General Plan Sustainability Element.

III. Building Division

- The attached tables summarize the eighth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of February 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 February a total of 47 permits have been issued, based on a total valuation of \$2.3 million and generating \$85,000 in fees. During the same period, 295 inspections have been conducted, of which 184 (about 62%) were related to major projects, and 111 (about 38%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.

- A temporary certificate of occupancy was previously issued for 1401 Park Avenue and a certificate of occupancy will be granted upon receiving “as built” signed drawings from the architect of record. The three new buildings of the Oak Walk Mixed Use Project received their temporary certificates of occupancy in February and will be granted their final certificates of occupancy when Stormwater Operational and Maintenance agreements are in place and other conditions are met. The Summer Summer Thai Restaurant located at 5858 Hollis Street also received its certificate of occupancy in February. Construction continues on other major projects, including the Marina south dock replacement, National Holistic Institute, Pixar Phase II and West Village, Bridgewater remodel (63 units), and the Flatiron building. 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, Bakery Lofts (Phase IV); EmeryStation Greenway; Clif Bar tenant improvements at Emery Tech; EmeryStation West/Transit Center; City of Emeryville Police Station renovation and temporary buildings; and City of Emeryville Fire Station #2 replacement.
- 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 provide 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 February, the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff was directed to continue to solicit feedback from applicants conducting business at the Planning and Building front counter.
- 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 February included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements.
 - *Pixar Phase I* – 1200 Park Avenue; tenant improvements to café.
 - *Emeryville Marina* – 3310 Powell Street, electrical.
 - *Clif Bar* – 1450 65th Street; tenant improvements.
 - *Liquid Sugar* – 1269 66th Street; Buildings A, B, C, and D construction defects.
 - *Courtyards at 65th Street* – 1465 65th Street; Phase 4 and 5 construction defects.
 - *Complete Garden Supply* – 4070 Halleck Street; tenant improvements.
 - *Old Navy* – 5625 Bay Street; tenant improvements.
 - *Random House* – 2000 Powell Street, 4th floor; tenant improvements.
 - *Adeline Place* – 3960 Adeline Street; disabled access.

- *Zogenix* – 5858 Horton Street #455; tenant improvements.
 - *Icon at Park* – 1401 Park Avenue; live-work remodel.
 - *Fire Station #2* – 63rd and Hollis Streets; conceptual plan review with departments.
 - *Magnolia Terrace* – 4001 Adeline Street; residential renovation for developmentally disabled adults.
- Construction meetings (weekly) and site visits were held in February for the following projects:
 - *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 59th Street; seismic upgrade and tenant improvements.
 - Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade, tenant improvements, photo-voltaic solar system.
 - *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 Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings. Temporary certificates of occupancy were granted in February.
 - 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 February:
 - *Oak Walk Mixed Use Project* – three new buildings, 4002-4098 San Pablo Avenue. (TCO)
 - *Summer Summer Thai Restaurant* – 5858 Hollis Street. (CO)
 - The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In February, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 11 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 12 applications submitted.
 - Building Division staff fielded a total of 175 counter contacts and 171 telephone queries in February.

- The Building Division continues to observe consistency in the amount of inspection requests for February. 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 295 inspections in February and anticipates this trend to continue throughout the first part of this calendar year. This is an average of 148 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ 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 Pixar Phase II and Pixar Village West account for an adjusted seven 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

- *Permit Tracking System.* As noted above, on February 2 the City Council approved the Planning and Building Department's selection of CRW/TrakIT as our new permit tracking system 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. The contract has since been finalized, and a "hand off" meeting was held by telephone on February 17 at which the CRW project manager and trainer were introduced and a schedule of implementation milestone dates was agreed upon. A full-day "kick-off" meeting has been scheduled for March 11 in City offices. The "ramp up" period is expected to be about six months, with the system "going live" in July.
- *California Building Officials Annual Business Meeting.* The Chief Building Official attended the 48th California Building Officials Annual Business meeting held in Anaheim from February 22 to 26. There were two days of professional development classes followed by the general session. Classes included Building Department Financial Management which describes how to manage building department finances using budgets, cost and revenue control, reporting and records management; and Critical Thinking for Today's and Tomorrow's code professional, a structured process for evaluating dissemination of all types of information as a result of pressure situations caused by the various economic and political hurdles which may influence our decisions, policies, and practices. In addition, the 2009 International Residential Code and 2010 California Residential Code (CRC) provisions were

discussed. The 2010 CRC scoping provisions are for single, one and two family dwellings and will be applicable in January 2011. An impact of these provisions is that *any* new single family, one or two family residential dwelling will be required to have an operable sprinkler system installed. The general session was opened with welcoming remarks from the City of Orange's Mayor Ms. Carolyn Cavecche, followed by a session on "Changing the Business Model of Building Departments" placing emphasis on strategies to effectively communicate and demonstrate the public benefits of an effective Building Department. The California State Licensing Board Panel (which includes members of the Building Standards Commission, Division of State Architect, Department of Housing and Community Development, and State Fire Marshal) updated the code professionals on what is going on at the State level regarding State Building, Fire, and Residential codes in addition to other pending matters relative to code enforcement and the State Agencies. The Business meeting concluded with the election of the 2010 CALBO Board of Directors.

- *Cost Recovery.* Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on February 24 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- *Off-Site Records Storage.* On February 5 the Planning and Building Director participated in a "field trip" with other department heads to the Public Works corporation yard on Horton Street to assess the status of the many City records that are stored there. Many Planning and Building Department records were identified. These will be condensed, sorted, organized, and categorized. The intent is to develop an organized, readily accessible repository for important older records that must be maintained but that are not used on a frequent basis.

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.

Gateway Park Public Workshop - February 25, 2010 –Emeryville Planning Staff Summary

The Gateway Park Working Group includes the Bay Area Toll Authority, Caltrans, Bay Conservation and Development Commission, California Transportation Commission, East Bay Regional Park District, City of Oakland, Port of Oakland, East Bay Municipal Utility District, and Association of Bay Area Governments' Bay Trail Project. This group has spent a year working together to envision a world-class park at the East Bay touchdown of the new Bay Bridge East Span.

The park site includes lands north and south of the I-80 freeway. The area to the south includes linear strips alongside the bridge approach and around a triangular redevelopment area. The area to the north is wildlife habitat, so features for people will probably be limited to an overlook there. In the middle near the freeway, Caltrans seems to be willing to consider relocating its maintenance facility to make room for park area.

The group is preparing a Project Study Report for the park. Part of that process is working with the public to agree on goals, identify activities essential to the park, consider early design concepts, and set forth the key steps toward design, engineering, funding and construction. A Concept and Action Plan should be completed by February 2011.

The public involvement process was kicked off with a public workshop on Thursday, February 25, 2010, at the Joseph P. Bort MetroCenter at 101 Eighth Street in Oakland. After a presentation on the role of a park, existing conditions and possibilities for the site, the public was invited to indicate which of the draft goals and objectives were most important and suggest features and activities for the park.

The draft goals are world class waterfront, park access, community benefits, sustainability and green development, and site and environment. Ideas presented included reusing Key Route and other buildings as history museums, hosting outdoor concerts, and improving access to the site.

The next public meeting will be in late spring. The displays from the February meeting will be on the website, and comments can be posted on the website at www.BayBridgeGatewayPark.org.



	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	16	20	13	16	0	0	0	0	143
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	0	0	0	0	256
Fire	8	5	10	6	14	9	14	1	0	0	0	0	67
MON. TOTALS	51	66	48	77	61	65	51	47	0	0	0	0	
												FISCAL YEARLY TOTAL	466
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	0	0	0	0	1,530,156
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	0	0	0	0	2,789,929
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	698,342	1,833,382	0	0	0	0	21,061,538
MON. TOTALS	1,382,159	2,869,940	2,155,208	2,754,005	3,433,070	8,809,380	1,688,634	2,289,227	0	0	0	0	
												FISCAL YEARLY TOTAL	25,381,623
FEES COLLECTED													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	43,996.90	8,443.18	11,508.14	0.00	0.00	0.00	0.00	126,331.67
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	0.00	0.00	0.00	0.00	1,172.00
Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.29	0.00	0.00	0.00	0.00	1,870.29
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	70,010.17	6,349.97	16,834.04	0.00	0.00	0.00	0.00	183,601.73
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	119,747.58	44,876.34	34,690.11	0.00	0.00	0.00	0.00	295,029.02
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	5,960.93	1,251.90	0.00	0.00	0.00	0.00	40,887.13
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	14,611.29	1,965.62	3,617.07	0.00	0.00	0.00	0.00	43,307.22
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	11,913.69	1,208.80	2,261.91	0.00	0.00	0.00	0.00	31,473.69
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	11,269.77	1,271.79	2,106.41	0.00	0.00	0.00	0.00	28,855.13
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	435.47	0.00	0.00	0.00	0.00	4,724.92
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	0.00	0.00	0.00	0.00	1,801.09
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	23,368.04	77,266.92	6,310.10	0.00	0.00	0.00	0.00	146,199.67
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	9,101.20	76,241.20	1,492.00	0.00	0.00	0.00	0.00	106,230.40
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	2,181.60	24,672.10	2,005.39	0.00	0.00	0.00	0.00	66,755.52
School	0.00	0.00	0.00	0.00	0.00	1,015.20	5,073.60	0.00	0.00	0.00	0.00	0.00	6,088.80
Art Public Places	0.00	0.00	0.00	0.00	22,252.80	0.00	4,720.00	0.00	0.00	0.00	0.00	0.00	26,972.80
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
MON. TOTALS	38,201.88	85,411.92	51,338.95	144,642.52	117,418.88	331,272.70	258,369.07	84,645.16	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	1,111,301

Planning and Building Department

Major Development Projects

February 2010

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 strategic 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.						
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.						
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.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC deadlocked 3-3 on project on 1/28/10. CC approved project on appeal on 2/16/10.						
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	PC approved 10/22/09. Revisions approved by PC 12/10/09.						
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; valid for two years.						
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC approved one year extension on 12/1/09.						
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. Oakland PC approved 1/16/08.						
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 approved 2nd 1-year extension on 12/10/09.						
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC approved 8/27/09. Building permit application for townhouses submitted 12/31/09.			PC - 8/27/09			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building demolished 12/09. Building permit application submitted 12/18/09.			CC - 5/19/09			
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			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO 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			

Glossary of Abbreviations:

CC = City Council
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DEIR = Draft Environmental Impact Report
DR = Design Review
EIR = Environmental Impact Report
EUSD = Emery Unified School District
FDP = Final Development Plan
FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
HQ = Headquarters
IS/MND = Initial Study/Mitigated Negative Declaration
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PD = Police Department
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<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, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	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. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal.	Geoffrey Sears Wareham Development (415) 457-4964
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<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 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. Grading and site utilities permit for temporary Police station issued on November 10, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Marketplace Redevelopment Phase I – 64 th and Christie Building, Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<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. Final sign-off issued for 1081 41st Street house on December 18, 2009. Final sign-off issued for four other relocated houses on January 14, 2010; TCO granted for 3 new buildings on February 12, 2010.</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.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<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 approved by 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; approval valid for two years.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 69 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 were approved 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
February 2010

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5	Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.	Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.	Prometheus Mike Petouhoff (650) 596-6365
Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Received building permit application for Ocean Avenue Townhouses on December 31, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295
4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45 th Street UP06-06 and DR06-10	Development of 29 new townhouse units on southern portion of "Emery Farms East" site.	Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<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>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 approved by Planning Commission on December 10, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission 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.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009.	Geoffrey Sears Wareham Development (415) 457-4964

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OTHER:			
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2010

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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