


CITY OF EMERYVILLE



MEMORANDUM

DATE: June 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **Progress Report – May 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 May meetings:

May 4, 2010:

- *Magnolia Street Vacation.* On the Consent Calendar, the Council passed a resolution of intent to vacate Magnolia Street north of 36th Street, so that the vacated area can be converted to a landscaped public pedestrian plaza as part of the proposed Ambassador Housing project. This project, including the plaza in the vacated street area, was approved by the Planning Commission on December 10, 2009.
- *Planning Commission Vacancies.* The City Clerk announced that the terms of three Planning Commissioners, Patricia Jeffery, James Martin, and John Scheuerman, are expiring on June 30, and that Commissioners Jeffery and Martin have indicated that they do not wish to seek reappointment. The Council directed that these vacancies be widely advertised so that interested Emeryville citizens may apply. The Council is scheduled to make the Planning Commission appointments on June 15.
- *General Plan Sustainability Element and Climate Action Plan Implementation.* The Environmental Analyst in the Public Works Department gave a status report on implementation of the General Plan Sustainability Element and Climate Action Plan.
- *Hollis Street Bike Lanes.* The portion of Hollis Street between 36th Street and 40th Street, adjacent to Home Depot, was discussed. Oakland has developed a plan for bike lanes on their portion of the street, south of Yerba Buena Avenue, and has asked Emeryville to consider a similar plan for our portion between Yerba Buena and 40th. The Bicycle/Pedestrian Advisory Subcommittee will be reviewing this proposal after which it will be presented to the Transportation Committee, before it comes back to the Council with a recommendation.

May 18, 2010:

- *Parks and Recreation Strategic Plan Study Session.* The Council heard a presentation on the Parks and Recreation Strategic Plan to implement the General Plan Parks, Open Space, Public Facilities and Services policies, including an analysis of which recreational activities should be supported in which existing and future parks and recreational facilities. Following the presentation, the Council commented and gave direction concerning priorities.
- *Firearms and Ammunition Ordinance.* The Council approved the first reading of a Zoning Ordinance amendment to add an article concerning sale of firearms and ammunition and making related modifications to the Interim Zoning Regulations. This ordinance would apply city-wide, and would restrict the sale of firearms and ammunition to the IND Industrial zone north of 65th Street. The second reading is scheduled for the June 1 Council meeting.
- *General Plan and Zoning Update Consultant Contract.* The Council approved a fifth amendment to the contract with Dyett and Bhatia for completion of the new General Plan and Zoning Ordinance. The amendment added \$15,000 to the contract to enable Dyett and Bhatia to participate in six additional Steering Committee meetings.
- *Rezoning of North Hollis Park/Open Space District.* The City Council passed a resolution initiating an amendment to the Interim Zoning Regulations in response to a lawsuit filed by the owners of property in the two blocks bounded by 62nd, Hollis, 64th, and Doyle Streets that are designated Park/Open Space in the General Plan. The rezoning proposal will be brought to the Planning Commission and City Council when the details have been worked out.
- *Farmers Market.* The Council approved Island Earth Farmers Market to operate on Haven Street adjacent to the Civic Center every Thursday from 11:00 a.m. to 4:00 p.m. from June 3 through December 30, 2010.
- *Planning Commission.* The Council considered and rejected a proposal to reduce the number of Planning Commissioners from seven to five, with each Council member appointing one Planning Commissioner.
- *Horton Street Bicycle Boulevard.* The Council reconfirmed its previous decision to direct staff to paint “Bicycle Boulevard” stencils on Horton Street between 40th Street and Sherwin Avenue, without bike lanes, pending completion of the new Pedestrian-Bicycle Plan.
- *Emery Go-Round.* The Council issued a proclamation recognizing Wendy Sylvani for her years of service as the Executive Director of the Emeryville Transportation Management Association (TMA). Later in the meeting, Peter Oswald, the new Executive Director of the TMA, introduced himself to the Council.

May 10, 11, and 13, 2010:

- *Budget Hearings.* In addition to the two regular May meetings, the Council held special budget hearings on May 10, 11, and 13. The Planning and Building Department’s budget presentation was on May 10. Accomplishments for the last two fiscal years, and goals for the next two years, were reviewed. The Department’s proposed reductions included charging more staff time to the General Plan Maintenance Fund, eliminating one Planning Intern position, and reducing professional services for plan check and building inspections. The Council agreed with the reductions but directed that the intern position be reinstated, to be funded out of the General Plan Maintenance Fund instead of the General Fund.
- *Planning Commission.* The May 27 Planning Commission was cancelled because there were no items ready for public hearing at that time.
- *Zoning Update Steering Committee.* The May 25 meeting was cancelled. The next meeting will be on June 22 at 6:30 p.m., and will focus on Design Guidelines and parking regulations.
- *Park Avenue District Advisory Committee.* At its May 12 meeting, the committee commented on the proposed Island Earth farmers market on Haven Street, expressing support and concern about parking and parking access for customers of businesses in the Bessler Building. The committee heard an update on the Park Avenue street improvements (street completion is expected by July, and undergrounding and palm trees are expected in summer of 2011) and Sherwin-Williams (the State Department of Toxic Substances Control plans to issue response to comments on the Remedial Action Plan by June, schedule a public meeting on the community safety plan, and start cleanup in 2011). The committee rescheduled its August meeting for August 18, one week later than its regular date, due to staff availability.
- *Transportation Committee.* At its May 25 meeting, the Committee recommended creating a No Parking zone along the south side of 62nd Street east of Hollis in order to facilitate trucks backing into the loading docks there. Six spaces would be marked “No Parking, 7 a.m. – 4 p.m., Monday – Friday”.
- *Bicycle/Pedestrian Advisory Subcommittee.* The May 3 BPAC meeting was cancelled, as there were no items to discuss.
- *Community Events Committee.* At its May 11 meeting, the committee discussed the review process for ongoing events and filming, which should include department heads and neighbors, then the Transportation Committee and City Council. The committee discussed next steps for a farmers market application from Urban Classic Events, requested information on the Police Department’s proposed bicycle rodeo, and approved a 64th Street block party.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on May 12, with representatives from the Planning and Building, Public Works, and Economic Development and Housing Departments, and the City Attorney's Office discussing the following projects:
 - *Draft Water Efficient Landscaping Ordinance.* The committee asked questions about applicability, enforcement, plan review, and coordination with East Bay Municipal Utility District requirements.
 - *Lane Splitter Pizza Sidewalk Café.* DCC members reviewed plans for a sidewalk café along San Pablo Avenue and Adeline Street at this new restaurant that is nearing completion. Discussion focused on the design of the barriers that are required around the seating area if alcohol is to be served. Since there has been a delay in obtaining a liquor license, the sidewalk café may be installed without the barriers in the interim.
 - *East BayBridge Retail Pad, 40th & Horton.* The committee reviewed a proposal for a small restaurant pad at the southwest corner of 40th and Horton Streets in the Target parking lot, diagonally across the intersection from AgeSong. The consensus was that building frontage along the street is better than a parking lot, and that it should be pedestrian-oriented and should not include a drive-through. It was felt that, if properly designed and operated, the building could be an asset to the adjacent Park Avenue District. There was discussion about whether Catellus could be required to upgrade the shopping center landscaping as a condition of approval.
 - *Marketplace 64th and Christie Building Final Development Plan.* DCC reviewed this first phase of the Marketplace Redevelopment Project PUD, which consists of 193 affordable residential units in a five-story structure. Public Works staff suggested that the applicant “pothole” the existing utilities along Christie Avenue to figure out whether the tree planting is feasible and if not propose something else. Public Works also noted that they would like the frontage along the south side of the building, which is currently an access road to the Marketplace Parking lot, to be designed with full curb, gutter, sidewalk, and street lights to conform to the future public street (63rd Street) that the PUD calls for in this location; new streetlights will also be needed along 64th Street and Christie Avenue. An ALTA survey would be required and a public sidewalk easement on Christie Avenue would need to be granted, since the sidewalk will be on private property. In addition, a bulb-out with a crosswalk will be required at the south-east corner of Christie and 63rd Street. Regarding the design of the building it was suggested that the floor plan be switched so that the lobby and leasing/amenity is at the corner of Christie and 64th Street and the 3-bedroom unit is located at the Christie and 63rd Street corner. A more interesting roofline was recommended for the northern portion of the building. Information on the proposed building materials needed to be provided before more design comments could be made. In any case, the eastern face of the building was blank and needed interest through a combination of art, green wall, and landscaping. Information regarding loading and trash collection along with courtyard landscaping was also needed. The project is scheduled for a Planning Commission study session on June 24.

- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Emery Station Greenway.* This four-story 139,232 gross square foot office and laboratory building on the east side of Hollis Street between Powell and 59th Streets was approved by the City Council last May. A building permit application was submitted in December; Planning Division staff reviewed and commented on the construction drawings. A resubmittal for a second round of plan check was received on April 16 and comments were issued by Planning staff on May 17. As of May 25, four of seven reviewers had approved the plans (Public Works, ADA, Fire, and Police), while three reviewers have commented on the second submittal and are waiting for a third submittal to review (Building, Planning, and Environmental).
 - *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62nd and Horton Streets, was approved by the City Council on February 16. Staff is awaiting the submittal of a building permit application.
 - *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 previously 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. The FDP for the 64th and Christie building, which now consists of 193 affordable residential units in a five-story structure, is scheduled for a Planning Commission study session on June 24, a Commission public hearing on August 26, and City Council consideration of approval on September 21. As noted above, it was reviewed by DCC on May 12.
 - *East BayBridge Shopping Center.* Design review for the conversion of the former Expo Design Center building at 40th and Horton Streets into a new Target store was approved on February 19. Target is now working with Oakland to obtain a building permit, and anticipates an opening date in July 2011. Meanwhile, on April 21, staff met with

Catellus, the owners of the East BayBridge center, to discuss a possible free-standing restaurant of about 4,000 square feet at the southwest corner of 40th and Horton Streets, in the Target parking lot. Staff has coordinated with Oakland staff on the processing of this potential project, and has agreed that Emeryville will handle the Planning entitlements while Oakland will handle the building permits. As noted above, this retail pad was reviewed by DCC on May 12.

- *Fire Station #2, 63rd and Hollis Streets.* A Major Design Review application for the replacement of Fire Station #2 and the removal of several street trees was received on March 1, 2010 and will be reviewed by the Planning Commission on June 24, 2010. The item was continued from the April 22 Commission meeting in order to include the removal of the street trees in the legal notice for the meeting.
- *Magnolia Terrace.* On May 10, staff attended the groundbreaking ceremony for this five-unit residence for developmentally disabled adults being undertaken by the Housing Consortium of the East Bay. The renovation of this former fourplex, which was relocated from 1077 41st Street to the corner of 40th and Adeline Streets as part of the Oak Walk project, was approved by the Planning Commission on April 23, 2009. A building permit application was submitted on August 31, 2009, and the permit was ready to issue on March 26, 2010.
- *IKEA Offsite Warehouse.* On May 26, staff met with representatives of IKEA and Level(3) to discuss IKEA's proposal to use the vacant portion of the Level(3) building at 53rd and Hollis Streets as an offsite warehouse for large items. Under the proposal customers would purchase large items, such as couches and refrigerators, at the IKEA store on Shellmound Street and then would drive to the offsite warehouse to pick them up. This would free up space at the IKEA store, which is operating over capacity, for smaller items. A number of planning issues were discussed as well as the application process and timing. IKEA hopes to be under construction by September, which means Planning Commission review and approval this summer. IKEA was advised to meet with affected neighbors and to plan for a Planning Commission study session.
- *Krubiner Prefabricated House, 5507 Beaudry Street.* On February 28, 2008, the Planning Commission approved a conditional use permit, design review, and front setback variance to construct a 2,053 square foot prefabricated single-family residence on a 2,940 square foot vacant parcel. The building will consist of modules that will be constructed in a factory, trucked to the site, and assembled in one day. A building permit application was received on February 23, 2010; Planning staff has reviewed the plans and issued comments. Building Division staff met with the applicant in April and May to discuss the project.
- *5701 Hollis Use Permit.* On March 26, 2009, the Planning Commission approved a conditional use permit and design review to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building at the northwest corner of Hollis Street and Stanford Avenue. The project includes a land swap of the City-owned parking lot on Stanford Avenue for additional Greenway width

between Stanford Avenue and Powell Street. On April 26, staff met with the building owners to discuss the details and begin effectuating the land swap.

- *Amyris Biofuels Pilot Plant.* Staff gave Amyris environmental review information for use in a grant application.

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

- *Design Review*

- *Toys 'R' Us, 3938 Horton Street.* A minor design review application to replace two tower signs and one wall sign with two tower signs and two wall signs, to display two temporary banners, and to remove one door opening and add two new door openings along the front façade was approved on May 7, 2010.
- *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).
- *AT&T Antennas, 6363 Christie Avenue.* A minor design review permit to modify an existing telecommunications antenna facility at Pacific Park Plaza was approved on May 28, 2010.
- *Icon at Park, 1401 Park Avenue.* A temporary sign permit application for a wall banner was approved on May 7, 2010.
- *Old Navy, 5625 Bay Street.* A minor sign permit application for a wall sign and a blade sign was approved on May 7, 2010.
- *Verizon Wireless, 3990 Hollis Street.* A minor sign permit application to replace and enlarge a wall sign was approved on May 20, 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).

- ***Advanced Planning Projects.***

- *General Plan.* On May 14, representatives of staff and the General Plan and Zoning Update Steering Committee, and General Plan consultants attended the annual Awards Banquet of the American Planning Association, Northern California Section, to receive an Award of Merit for the Emeryville General Plan. A nomination has been submitted for an American Planning Association award at the State level. Also on May 14, the directors of Planning and Building, and Economic Development and Housing were interviewed by a reporter from the San Francisco Business Times concerning anticipated future development under the new General Plan.
- *Housing Element.* After working closely with the State reviewer at the Housing and Community Development Department (HCD), on May 25 staff received a letter stating that the revised Housing Element will comply with State housing law once the Element is adopted by the City. The revised Element is scheduled for review by the Planning Commission on June 24 and adoption by the City Council on July 20, after which it will be resubmitted to the State for certification.
- *Zoning Update.* Staff continues to review draft sections of the zoning regulations provided by consultants. Staff comments on the parking and loading regulations were communicated to the consultants in May and a new draft is being prepared for the June 22 Zoning Update Steering Committee meeting.
- *Design Guidelines.* The Design Guidelines were distributed to the Zoning Update Steering Committee in May for final review and discussion at their June 22 meeting.
- *Pedestrian and Bicycle Plan.* On May 4 the consultant selection committee met to review the two proposals received to prepare a new Pedestrian and Bicycle Plan. The committee decided that both consulting teams who submitted proposals were qualified. After checking references, both teams were invited to be interviewed on May 11. Upon completion of the interviews, the selection committee unanimously agreed that the team lead by Alta Planning & Design be recommended to the City Council for the development of the new Pedestrian and Bicycle Plan. Staff is preparing a resolution and Professional Services Agreement for City Council action at their July 20 meeting.
- *Parks and Recreation Strategic Plan.* As noted above, the City Council held a study session on the Needs Assessment on May 18. Staff gave MIG information for the draft plan.
- *Powell Streetscape Study.* Staff met with our urban design consultants, WRT, on April 23 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 scheduled for July 20.
- *Traffic Facilities Fee Update.* A presentation by Rob Rees of Fehr and Peers on options for updating the City's Traffic Facilities Impact Fee so that it conforms to the new General Plan's multi-modal policies is scheduled for the July 20 City Council meeting.

- *Sustainable Transportation Plan.* An open house was held on Monday, May 17, and about 30 people attended, including staff from the Emery Go-Round and AC Transit. A number of useful comments were recorded. Staff distributed post cards, posted the meeting announcement and draft strategy on the City website, forwarded email comments to Nelson\Nygaard, and drafted a form for City staff to use in surveying bus stops for pedestrian access and comfort.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for July 20. Meanwhile, on May 14 staff of Planning and Building, Public Works, and Economic Development and Housing met to finalized design standards for City parking garages.
- *I-80 Bicycle Pedestrian Bridge.* A Committee meeting scheduled for May 24 was postponed until June to allow the consultants to develop and present bridge type options.
- *South Bayfront Pedestrian-Bicycle Bridge.* Public Works staff and Biggs Cardosa Associates, Inc. have submitted drawings for a building permit, which Planning staff has reviewed and approved with comments. A proposal for historical interpretive signage, illustrating what existed on and around the site 100 years ago, is also being developed.
- *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. City staff will be meeting with Berkeley staff in early June to discuss design details.
- *Water-Efficient Landscape Ordinance.* As noted above, the Development Coordinating Committee reviewed a draft on May 12. Staff began comparing the ordinance to East Bay Municipal Utility District requirements.
- *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.
- *Art in Parks.* Staff prepared a map and table of parks, for discussion with the Public Art Committee on June 10.
- *Significant Buildings.* Staff edited a map and list of buildings that are defined as significant under the current ordinance.
- *Firearms and Ammunition Ordinance.* As noted above, a zoning amendment to establish location and operational criteria for sale of firearms and ammunition was considered and

approved by the Planning Commission on April 22 and first reading of the ordinance by the City Council occurred on May 18; final passage is scheduled for June 1. Under the proposed ordinance, firearms and ammunition sales will require a conditional use permit, will be restricted to the IND Industrial zone, and must be located at least 200 feet from any area zoned for residential use, 500 feet from any other similar business, and 1,000 feet from any public park, religious institution, or elementary or secondary school. This effectively limits them to an area north of 65th Street between the railroad and Greenway.

- *Farmers Market.* Staff met with Island Earth, surveyed parking occupancy in the vicinity of the proposed Haven Street location, analyzed potential parking impacts, advised the applicant to ask Home Depot for permission to use their parking lot, drew a market site plan, and provided information for the staff report for the May 18 City Council meeting (see above).
- *Bay Area Air Quality Management District (BAAQMD) Thresholds.* Staff notified the City Manager that BAAQMD staff's proposed California Environmental Quality Act (CEQA) thresholds for fine particles and other Diesel emissions would require CEQA review for development projects near the freeways and San Pablo Avenue. A BAAQMD Board hearing on the proposed thresholds was scheduled for June 2.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the eleventh month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of May 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 May a total of 83 permits have been issued which is a notable increase of 31 permits (a 25% increase) compared to last month, based on a total valuation of \$3.8 million and generating \$104,500 in fees. During the same period, 314 inspections have been conducted, of which 200 (about 64%) were related to major projects, and 114 (about 36%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.
- ***Major Projects.*** In May a temporary certificate of occupancy was granted for the temporary Police Station at 5800 Shellmound Street. 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. 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), Flatiron building, Clif Bar tenant improvements at Emery Tech, Liquid Sugar (construction defects), Courtyards at 65th Street (construction defects) and City of Emeryville Police Station temporary buildings. The Building Division anticipates several new development projects in fiscal year 2010-2011 including Magnolia Terrace, San Pablo Townhouses, Papermill live work and residential project, Bakery Lofts (Phase IV), Emery Station

Greenway, Emery Station West/Transit Center, Andante (construction defects), City of Emeryville Police Station renovation, and City of Emeryville Fire Station #2 replacement.

- ***Customer Feedback Questionnaire.*** 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 May, the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff have been directed to continue to solicit feedback from applicants conducting business at the front counter.

- ***Pre-Submittal Meetings.*** 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 to 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 May 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.
 - *Monvera* – 5710 Hollis Street; electrical, gas, glass oven upgrade.
 - *Novartis Campus* – Campus accessibility proposed improvements.
 - *Clif Bar* – 1400 65th Street; deferred submittals.
 - *Liquid Sugar* – 1269 66th Street; Buildings B, C, and D construction defects.
 - *Courtyards at 65th* – 1465 65th Street; phase 4, 5, 6, 7 and 8 construction defects.
 - *Amyris* – 1355 59th Street; expansion tenant improvements.
 - *Verizon* – 3990 Hollis Street; remodel, tenant improvements.
 - *Emeryville Child Development Center* – 1220 53rd Street; playground.
 - *Single Family Residence* – 5507 Beaudry Street; modular home.
 - *Marshalls* – 5795 Christie Avenue; site accessibility improvements.
 - *Pacific Park Plaza* – 6363 Christie Avenue; reroof.
 - *Tethys Bioscience* – 6121 Hollis Street; laboratory tenant improvements.
 - *Watergate Apartments* – 8 Captain Drive #E251; bathroom remodel.
 - *Dura Chemical* – 2200 Powell #450; tenant improvements.
 - *Repairpal* – 6005 Shellmound #200; tenant improvements and window additions.
 - *Trader Vic's* – 9 Anchor Drive; drywall repair.
 - *Gracenote* – 2000 Powell Street, 13th floor; tenant improvements.
 - *Subway* – 6399 Christie Avenue; tenant improvements.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in May for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements.
 - *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.
 - *Temporary Police Station* - 5800 Shellmound Street; commercial trailers.
- **Projects Under Construction.** Construction is proceeding on the following major projects:
 - *Clif Bar* – 1400 65th Street; tenant improvements of approximately 59,000 square feet in Emery Tech building including office, gym, café, and child care.
 - *National Holistic Institute* – 1290 59th Street; tenant improvement, seismic upgrade; photo-voltaic solar system. Temporary certificate of occupancy (TCO) issued on April 21.
 - *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.
- **Projects Completed or Nearing Completion.** 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 May:
 - *Temporary Police Station* – 5800 Shellmound Street; commercial trailers (TCO)
 - *Subway* – 6399 Christie Avenue; tenant improvements (CO)
- **Fast Track Plan Check.** 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 May, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 19 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 15 applications submitted.
- **Contacts and Inquiries.** Building Division staff fielded a total of 182 counter contacts and 161 telephone queries in May.
- **Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for May. 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 314 inspections in May and anticipates this trend to continue throughout this calendar year. This is an average of 157 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 West Village account for an adjusted six 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.

- **Daily Staff Discussions and Coordination.** 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

- **American Planning Association Awards Dinner.** As noted above, staff, consultants, and Steering Committee members attended the Awards Dinner of the APA California Chapter Northern Section in San Francisco on May 14 to receive an Award of Merit for the Emeryville General Plan in the category of Comprehensive Planning, Small Jurisdictions.
- **Planning Outreach.** Senior Planner Miroo Desai organized and participated in providing information regarding Planning issues and Planning as a career to Emery Secondary School students on May 19. This was done in association with the California Chapter Northern Section of the American Planning Association.
- **Bike to Work Month.** May was Bike to Work Month, and Planning and Building staff participated in the regional "Team Bike Challenge" cosponsored by the City of Emeryville, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District, Caltrans, the Bay Area Bicycle Coalition, Kaiser Permanente, Clif Bar, REI, and many others. Four teams were formed including the Directors of Planning and Building, Public Works, and Economic Development and Housing as well as staff members from those departments and Community Services, Human Resources, Finance, Information Technology, and the City Attorney's Office. Collectively, these four teams constituted the "City of Emeryville Team". Throughout the month of May, we logged our miles and competed with other teams from throughout the region for fabulous prizes as well as fame and glory. Overall, we placed 14th out of 40 medium-sized Bay Area employers, just behind Leapfrog and beating out the likes of Amyris Biotechnologies, the City of Dublin, and the Oakland Museum. Events during the month included lunchtime group rides, a bicycle safety talk by the East Bay Bicycle Coalition, and a "Bike Away from Work" block party on Telegraph Avenue on the evening of Bike to Work Day, May 13.

- ***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 May 27 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- ***Permit Tracking System.*** Implementation of our new permit tracking system, CRW’s TRAKiT, has begun. Staff is meeting regularly internally and with the CRW team to assess our workflow and how to integrate the software. In April and May, CRW has been configuring the system to meet our requirements. A “beta” version will be delivered in mid-June, with two full days of “System Acceptance Training” for Planning and Building staff scheduled for June 17 and 18. This will be followed by two months of testing and “fine tuning” before the system “goes live” in early September.
- ***Website Update.*** The department’s website has been updated with information on the Parks and Recreation Strategic Plan, the Sustainable Transportation Plan, and the updated Zoning Code, including the Interim Zoning Regulations.
- ***Farewell to Steve Cutright and Amy Hiestand.*** The Planning and Building Department joins other City staff and officials in bidding a fond farewell to Fire Chief Steve Cutright and Community and Economic Development Coordinator Amy Hiestand, who both retired from City employment in May. Over the years, we have worked with Steve on my issues related to fire safety, including planning and building permit review, code development, preparation of the Local Hazard Mitigation Plan, and Emergency Operations Center training to name a few. Our staff worked closely with Amy on the Housing Element of the General Plan, a number of development projects including Ambassador Housing, and other housing and public art projects. Both will be greatly missed and we wish them the best of luck in their future endeavors.

V. Status of Major Development Projects

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

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
PERMITS ISSUED													
Building Permits	15	19	14	30	16	20	13	16	22	16	27	0	208
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	22	27	44	0	349
Fire	8	5	10	6	14	9	14	1	13	9	12	0	101
MON. TOTALS	51	66	48	77	61	65	51	47	57	52	83	0	
												FISCAL YEARLY TOTAL	658
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	283,707	374,070	1,847,846	0	4,035,779
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	98,527	148,339	117,374	0	3,154,169
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	698,342	1,833,382	7,330,574	1,655,572	1,799,923	0	31,847,607
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	7,712,808	2,177,981	3,765,143	0	
												FISCAL YEARLY TOTAL	39,037,555
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	38,334.66	10,889.91	20,845.71	0.00	196,401.95
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	332.00	103.00	184.00	0.00	1,791.00
Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.29	7,712.80	2,177.98	3,721.79	0.00	15,482.86
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	62,143.00	16,628.58	30,608.75	0.00	292,982.06
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	16,380.59	17,770.95	23,740.83	0.00	352,921.39
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	5,960.93	1,251.90	2,619.34	1,503.21	786.68	0.00	45,796.36
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	12,178.98	3,414.35	6,607.97	0.00	65,508.52
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	10,465.68	2,477.74	4,523.55	0.00	48,940.66
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	9,808.21	2,434.13	3,871.97	0.00	44,969.44
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	435.47	1,594.72	425.64	766.76	0.00	7,512.04
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	611.89	169.01	277.03	0.00	2,859.02
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	21,913.46	5,863.67	5,429.24	0.00	179,406.04
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	149.20	0.00	106,379.60
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	31,332.27	4,681.15	2,181.60	24,672.10	2,005.39	0.00	71,575.48	2,982.50	0.00	141,313.50
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	184,095.33	135,433.65	104,495.98	0.00	
												FISCAL YEARLY TOTAL	1,535,326

Planning and Building Department

Major Development Projects

May 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. TCO for temporary Police HQ issued May 2010.						
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 - 193 units	FDP application submitted 10/1/08. PC study session on revised design 6/24/10.						
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.				CC - 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.				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.				CC - 1/20/09		
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.				CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. Oakland PC approved 1/16/08.				CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 1-year use permit extension 1/22/09. PC approved 2nd 1-year extension on 12/10/09.				CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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	Building permit application submitted 8/31/09; ready to issue 3/26/10.			PC - 4/23/09			
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	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DEIR =	Draft Environmental Impact Report	PC =	Planning Commission
DR =	Design Review	PD =	Police Department
EIR =	Environmental Impact Report	PDP =	Preliminary Development Plan
EUSD =	Emery Unified School District	PUD =	Planned Unit Development
FDP =	Final Development Plan	RFP =	Request for Proposals
FEIR =	Final Environmental Impact Report	TCO =	Temporary Certificate of Occupancy
		TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 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			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>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.</p>	<p>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.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>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.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 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. TCO for temporary police station issued May 2010.	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	193 residential rental units in a five-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. Planning Commission study session on revised plan scheduled for June 24, 2010.	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
MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15	New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37 th Street and West MacArthur Blvd. Site is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 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>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>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.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 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
May 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. Building permit application was approved on March 26, 2010 and is ready to issue. Groundbreaking ceremony held May 10, 2010.	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
May 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>
OFFICE/HIGH TECH PROJECTS			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.</p>	<p>Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 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>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. 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
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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>
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Planning Commission public hearing scheduled for June 24, 2010.	Margaret O’Brien Public Works Department (510) 596-4336