


CITY OF EMERYVILLE

MEMORANDUM



DATE: October 1, 2010
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building 
SUBJECT: **Progress Report – September 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 September meetings:

September 7, 2010:

- *Parking.* The Redevelopment Agency heard a report from Wilbur Smith Associates on the parking policy study, and agreed with the staff recommendation to review the cost of implementation as part of Capital Improvement Program and to defer implementation until the economy improves. They also referred the item to the Transportation Committee for review.
- *Center for the Arts.* The Agency heard an update on the process for selecting an architect, which will include a design competition. Architect selection is expected by the end of the year.
- *I-80 Pedestrian-Bicycle Bridge.* The Agency unanimously agreed with the Bridge Committee’s and Planning Commission’s recommendation for the concrete box girder bridge type.
- *Zoning Ordinance Amendment Regarding City Council Approval for Demolition of Residential Structures.* The City Council approved the first reading of an Ordinance to amend the Zoning Ordinance and Building Code that would allow residential structures to be demolished prior to issuance of a building permit for the replacement structure if the City Council finds that the demolition or removal of the structure is in the best interest of the public health, welfare, or safety. The Ordinance was passed on September 21, and will take effect on October 21. The vote was 4-1 with Councilmember West dissenting.
- *Skateboard Park.* The Council had a discussion about the impromptu skateboard park that has been built under the maze along Wood Street in West Oakland, and agreed to try to help support the venture. On September 21, the Council agreed for the Mayor to sign a letter supporting its inclusion in the Gateway Park that is being planned for the east landing of the Bay Bridge.

September 21, 2010:

- *Family Friendly Housing.* The Redevelopment Agency approved an investigation into the feasibility of funding 100% affordable family housing, as recommended by the Housing Committee. They then saw a PowerPoint presentation by MIG on the attributes of family friendly housing.
- *IKEA Off-Site Warehouse Appeal.* The City Council set October 19 as the date to hear the appeal of the Planning Commission's August 26 approval of this project, filed by the Ad Hoc 53rd Street Neighborhood Committee.
- *Doyle Hollis North Area General Plan and Interim Zoning Regulations Amendments.* The Council passed a resolution amending the General Plan, and introduced an ordinance amending the Interim Zoning Regulations, pertaining to the "Doyle Hollis North Area" bounded by 62nd, Hollis, 64th, and Doyle Streets. The General Plan Land Use Diagram was amended to redesignate this area from Park/Open Space to Office/Technology-Doyle Hollis North Area. The General Plan Maximum Floor Area Ratios (FAR) map was amended to redesignate this area from an FAR of 0.5/No Bonus to an FAR of 1.0/No Bonus. The Ordinance would amend the Interim Zoning Regulations to allow a broader range of uses in this area consistent with the existing regulations for the OT Office/Technology zone. These amendments are to settle a lawsuit brought against the City by property owners on these two blocks who claimed that their property values were reduced and businesses harmed by the designation of this area as a future park in the General Plan. The Ordinance is scheduled for final passage on October 5.
- *Appeal Fees.* The Council held a discussion on their policy on refunding appeal fees and decided that such fees shall not be refundable.
- *Mobile Food Truck Task Force.* The Council appointed members to the task force, including mobile truck vendors, restaurant owners, and residents. They will be reviewing the City's rules and regulations for mobile food vendors. The Planning and Building Department will help to staff this task force.
- ***Planning Commission.*** The Planning Commission considered the following items at its September 23 meeting:
 - *Black Diamond Café On-Premises Liquor Sales.* The Commission unanimously approved a conditional use permit to allow on-premises sale of beer and wine at a new café of 1,372 square feet located at 6399 Christie Avenue in the Avenue 64 project.
 - *64th and Christie Residential Building.* The Commission voted unanimously to recommend City Council approval of a Final Development Plan for a 190-unit, 5-story residential building located at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. The City Council is scheduled to consider this item at their October 19 meeting.

- ***Zoning Update Steering Committee.*** The Steering Committee did not meet in September. Its next meeting will be December 14. Business representative Ron Mooney has resigned from the Steering Committee (see attached letter). The Chamber of Commerce will be asked to appoint a replacement.
- ***Park Avenue District Advisory Committee.*** The Committee did not meet in September. Its next regular quarterly meeting will be November 10.
- ***Transportation Committee.*** On September 28 the Committee discussed the slow roll-out of the Parking Implementation Plan, which involves painting green (2 hour parking) curbs on some areas throughout the City. The Committee heard a request from a Park Avenue business to restrict parking on some mornings to allow for 53-foot trucks to back into their loading docks; the item was continued to the next meeting to allow for additional input from the business's neighbors. The Committee deferred on the Bicycle and Pedestrian Advisory Subcommittee's BPAC's recommendation for an interim bicycle rack, as the entire street furniture catalogue is close to completion, and discussed amending the on-street disabled parking guidelines.
- ***Bicycle and Pedestrian Advisory Subcommittee.*** On September 13 the BPAC had their first meeting with consultants, Alta Planning + Design, to discuss the update of the Pedestrian and Bicycle Plan. Alta staff gave an overview presentation on the scope of work and asked the Committee for feedback on locations for traffic counts and walking and bicycling tours planned for October. The Subcommittee also heard a presentation from E-lock Technologies about their BikeLink lockers and bike sharing program and recommended an interim official bike rack to the Transportation Committee.
- ***Public Art Committee.*** On Saturday, September 11, the committee toured parks and discussed potential public art sites in existing and near-future parks. One idea was to put art pieces that relate to each other on Point Emery and the landing of the future I-80 overcrossing, because the two sites are visible from each other.
- ***Parks and Recreation Strategic Plan Ad Hoc Committee.*** The committee met on September 14 to comment on a draft plan, and asked for an executive summary that will help to prioritize projects.
- ***Community Events Committee.*** On September 15 the Committee reviewed and approved an application for a wedding at the marina, and also discussed creating a review procedure for smaller events.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on September 15, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire Departments, and the City Attorney's Office discussing the following projects:
 - ***Powell Street Urban Design Plan.*** The Committee discussed this plan to redesign the Powell Street corridor between Christie Avenue and Frontage Road. DCC members had

a number of comments and suggestions. It was noted that buses stopping on the Powell Street freeway off-ramp might create a back-up when pulling back into traffic; it was suggested that the proposed "S" curve off-ramp be part of Phase I, and buses could go that way and then turn right onto Powell. It was also noted that, since the bike path on the south side of Powell Street is the Bay Trail, it should have a center line for bikes and a solid line on the side for pedestrians, rather than the special sidewalk treatment shown in the plans. The need for 11-foot travel lanes on the street was also questioned, and it was noted that the existing lanes are only 10 feet.

- *ADA Self Evaluation and Transition Plan.* The Committee reviewed the \$19 million 10-year priority plan developed by the City's ADA Coordinator for Citywide compliance with the Americans with Disabilities Act. It was suggested that the massive document would be easier to understand if it included an executive summary. Public facilities, including the City Recreation Center, Shorebird Park, and Eastshore State Park, were discussed. It was suggested that implementation of this plan be included in the upcoming Capital Improvement Program discussions. It was also suggested that this information be included in the new permit tracking system. Training for each department will be scheduled in the future.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *IKEA Off-site Warehouse.* This is a Conditional Use Permit and Design Review application to establish a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) to allow customers to pick up large merchandise. The Planning Commission approved the project on a 4-3 vote on August 26. The Ad Hoc 53rd Street Neighborhood Committee has appealed the Commission's decision to the City Council. As noted above, the Council has set the hearing date on the appeal for October 19.
 - *64th and Christie Residential Building.* This is an application for a Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. The Planning Commission held study sessions on the project on June 24 and August 26. To facilitate improvements to the design, staff retained Origins Design Network, a third-party design review consultant. On September 13, staff met with Origins to discuss design issues. On September 22, staff met with the applicant to discuss the design and conditions of approval prior to the September 23 Planning Commission hearing. As noted above, the Commission voted unanimously to recommend City Council approval of the FDP at its September 23 meeting. City Council consideration of the FDP is scheduled for October 19.
 - *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 in May 2009. A building permit application was submitted in December; following several rounds of review, Planning Division staff signed-off the permit on August 27. Staff met with the applicant to discuss the project on September 16.

- *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. A study session on the project is tentatively scheduled for the Redevelopment Agency’s November 2 meeting.
- *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 by staff on February 19. The City of Oakland issued the building permit on June 25, and Emeryville Planning staff attended a preconstruction meeting in Oakland on July 13. 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. This retail pad was reviewed by the Development Coordinating Committee on May 12. Staff has been having ongoing discussions with Catellus about the application procedures, and we understand that they will be submitting an application soon for consideration at the December 9 Planning Commission meeting.
- *Magnolia Terrace.* This five-unit residence for developmentally disabled adults is 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. Staff attended a groundbreaking ceremony on May 10. The building permit was issued on June 29.
- *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, issued comments, and signed-off the building permit on July 9. Building Division staff has had ongoing meetings with the applicant.

- *PRC Medical Group*. An application for a Conditional Use Permit and Design Review to convert an existing 15,200 square foot building at 1335 Stanford Avenue to medical office was approved by the Planning Commission on August 26.
- *Black Diamond Café On-Premises Liquor Sales*. As noted above, a Conditional Use Permit for on-premises liquor sales at a new café in the Avenue 64 residential building was approved by the Planning Commission on September 23. A use permit is required for cafes that do not qualify as “full service restaurants” to be able to serve beer and wine with meals.
- *Adeline Place*. On September 20, staff met with the developer of this completed 36-unit residential project at San Pablo Avenue, Adeline Street, and West MacArthur Boulevard to discuss potential tenants for the ground-floor retail space.
- *Sherwin Williams Site Remediation*. Staff attended a scoping meeting sponsored by the State Department of Toxic Substance Control (DTSC) for the Safety Plan for remediation of the site on September 14.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *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; the applicant is close to submitting updated plans (pending).
 - *Black Diamond Café, 6399 Christie Avenue*. A minor design review permit application to install vents adjacent to an outdoor stair was approved on September 17.
 - *Signs*
 - *Vans, 5671 Bay Street*. A minor sign permit for two wall signs, one projecting sign, and five awnings was approved on September 2.
 - *Sunglass Hut, 5608 Bay Street*. A minor sign permit for one wall sign, one blade sign, and one awning was approved on September 8.
 - *It’s Sugar, 5624 Bay Street*. A minor sign permit for one wall sign was approved on September 8.
 - *Toys ‘R’ Us, 3938 Horton Street*. A minor sign permit to replace two wall signs and two tower signs with smaller signs was approved on September 8.

- ▶ *Michael's, 3991 Hollis Street.* A minor sign permit to add a tag line reading “the arts and crafts store” to the sign above the front door was approved on September 23.
- *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.* A letter was sent on July 19 demanding that the business owner remove the largest roof sign; no response was made. Staff contacted the business by phone and learned that the owner was out of the country for the year; in light of that, staff made it clear to the manager that the sign must be removed, and followed up with a letter (pending).
 - ▶ *Milano Building, 1320 65th Street.* A letter was sent on July 19 to the building owner requesting that the trash area be redesigned and rebuilt, and recommending that the owner meet with staff to discuss options. Public Works has contacted the owner to follow up (pending).
 - ▶ *Lawn Parking, 1251 Ocean Avenue.* A letter was sent on July 19 requesting that the residents remove the vehicles parked on their lawn; they have called and informed staff that they are working to remove the now inoperable vehicles (pending).
- *Noise Waivers*
 - ▶ *PG&E Building, 4525 Hollis Street.* An urgent noise waiver was approved on September 16 for after-hours work to replace rooftop equipment that had failed. The work was performed on Friday, September 17, until 10 p.m., and on Saturday, September 18 and Sunday, September 19, from 8 a.m. to 6 p.m.
 - ▶ *Clif Bar, 1400 65th Street.* An urgent noise waiver was approved on September 23 for after-hours work to install solar panels on the roof of the Clif Bar space at the Emery Tech building. The work will be performed on Saturday, October 2 from 9 a.m. to 3 p.m.
- ***Advanced Planning Projects.***
 - *Housing Element.* The City Council approved the revised 2009-2014 Emeryville Housing Element of the General Plan on July 20. The adopted Housing Element was sent to the State Housing and Community Development Department (HCD) on July 28 for certification. Staff is still awaiting a response from HCD.

- *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in September was developing new use classifications and making recommendations on what uses should be permitted in each zone. Draft zoning maps were prepared by consultants and are under staff review. A proposed amendment to the consultant contract was prepared for review by the City Council at their October 19 meeting.
- *Design Guidelines.* As requested by the Planning Commission at their July meeting, modifications are being made to the draft Design Guidelines for review at the Commission's October meeting. The modifications will include more detail on sidewalk standards and other minor additions.
- *Pedestrian and Bicycle Plan.* A consultant/staff Technical Advisory Committee (TAC) meeting was held on September 20. The TAC discussed logistics for a user survey, upcoming traffic counts, and the walking and bicycling tours planned for October. The first public workshop, planned for November, was also discussed. On September 27 staff met to review consultant materials for the October 4 Bicycle and Pedestrian Advisory Subcommittee (BPAC) meeting. This material included memoranda on draft goals and policies and the format for the November workshop. Staff also organized and explained tables and maps on implementation of the 1998 Bicycle and Pedestrian Plan.
- *Parks and Recreation Strategic Plan.* A staff meeting and Ad Hoc Committee meeting on the draft plan were held on September 14. Staff also conveyed ADA concerns to MIG along with a Housing Committee request to address the need for children's play space, reviewed the draft plan, answered a question about skate parks, and wrote an article for the Emeryville News and Activity Guide.
- *Powell Street Urban Design Plan.* A Planning Commission study session on this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road is scheduled for October 28. As noted above, the Development Coordinating Committee discussed the plan at its September 15 meeting.
- *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 was made at the August 3 City Council meeting. The Council directed staff to develop a contract with Fehr & Peers to prepare the study. This is tentatively scheduled for consideration at the November 16 Council meeting.
- *Sustainable Transportation Plan.* Staff sent data and analysis of ridership by bus stop to consultants for this plan, to the Emery Go-Round, to AC Transit, and to staff working on the update of the Transportation Impact Fee. Staff wrote an article for the Emeryville News and Activity Guide, and processed a contract amendment with Nelson\Nygaard consultants, who expect to complete an administrative draft by the end of October.
- *Park Avenue District.* A resident member of the Park Avenue District Advisory Committee resigned, so staff posted a vacancy notice and sent it to residents of complexes in the district that do not have a representative on the committee. In response to a

question raised in August, staff found that the cedars at the end of Park Avenue are expected to grow to over 60 feet in height and are the best tree for that location.

- *Parking.* As noted above, the parking management strategy prepared by Wilbur Smith Associates was considered by the City Council on September 7 and by the Transportation Committee on September 28.
- *I-80 Bicycle Pedestrian Bridge.* The City's consultants are completing the Final Project Report for submittal to Caltrans, which includes the visual simulations of the project. As noted above, on September 7 the Redevelopment Agency selected the concrete box girder as the bridge type, following unanimous recommendations from the Bridge Committee and Planning Commission.
- *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.
- *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 in Berkeley. Design work by Alta Planning + Design is expected to be finished soon, with completion of the path by summer 2011. Staff has reviewed the 90% plans and submitted comments to Berkeley. Construction should begin once the 100% drawings are reviewed to both cities' satisfaction.
- *Water-Efficient Landscape Ordinance.* Staff refined the draft to incorporate East Bay Municipal Utility District service requirements, incorporated comments from the Development Coordinating Committee, made a table of how the draft differs from the State model ordinance and why, gave the revised draft and comparison table to the City Attorney's Office, and wrote a letter to the State Division of Water Resources outlining progress on the 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.
- *Art in Parks.* As noted above, the Public Art Committee toured parks and discussed potential public art sites in existing and near-future parks on September 11. Staff summarized committee comments from the September 11 parks tour, sent the summary to the committee secretary, and conveyed the committee's comments to MIG for the Parks and Recreation Strategic Plan.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the spring.
- *Housing Numbers.* Staff sent the number of residential building permits issued and housing units completed in 2009 to the Association of Bay Area Governments.

- *Congestion Management Program Conformity Requirements.* Staff sent annual updates to a Land Use Analysis Table and a completed Design Strategies Checklist to the Alameda County Transportation Commission, in compliance with the Alameda County Congestion Management Program. The Congestion Management Program addresses traffic congestion, the Land Use Analysis Table tracks General Plan updates and amendments and development projects requiring Environmental Impact Reports, and the Design Strategies Checklist addresses the design of bicycle, pedestrian, transit, carpool, and park-and-ride facilities.
- *Banner Program.* On September 8, Planning and Economic Development and Housing staff met with the City Attorney to discuss legal implications of allowing non-City entities to put banners on street light poles.
- *Sewer Laterals.* Planning and Building staff met with Public Works staff, the City Manager and City Attorney on September 28 to discuss development of a program to implement the East Bay Municipal Utility District's requirements for replacement of sewer laterals, the pipes that connect individual buildings to the City sanitary sewer system.
- *Bay Trail.* On September 30, Planning staff attended a meeting at Caltrans where plans for the "Segment 2" path, connecting Shellmound Street near IKEA with the new east span of the Bay Bridge, were presented and discussed. Caltrans's current plans call for the elimination of the "east fork" of the path at Shellmound Street because of potential soil contamination issues. Emeryville staff and other stakeholders, including the City of Oakland, ACTIA, BCDC, Bay Trail staff, and the East Bay Bicycle Coalition, made it clear that this was unacceptable, and suggested that the east fork continue to be shown on the plans for implementation in a later phase.

III. Building Division

- *Permit and Inspection Activity.* The attached tables summarize the third month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of September continued a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal year 2009-2010. For September a total of 114 permits have been issued, based on a total valuation of \$7.1 million and generating \$173,000 in fees. During the same period, 335 inspections have been conducted, of which 218 (about 65%) were related to major projects, and 117 (about 35%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- *Major Projects.* A temporary certificate of occupancy was issued for Pixar's West Village project during the month of September. 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 tenant improvement and photo-voltaic system, Pixar Phase II, Bridgewater remodel (63 units), Clif

Bar tenant improvement and photo-voltaic system at Emery Tech, Magnolia Terrace, Liquid Sugar (construction defects), the Courtyards at 65th (construction defects); Andante (construction defects) and the City of Emeryville Police Station renovation projects. The Building Division anticipates several new development projects in fiscal year 2010-2011 including San Pablo Townhouses, Papermill live work and residential project, Bakery Lofts (Phase IV), EmeryStation Greenway, Emery Station West/Transit Center, 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 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 September 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 September included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village Phase V* – 4240 Hollis Street; seismic, cafe and tenant improvement.
 - *Pixar Phase I* – 1200 Park Avenue; engineer revisions for stairs.
 - *Emery Bay Village* – Emery Bay Drive/Temescal Circle; reroof.
 - *Clif Bar* – 1400 65th Street; climbing wall.
 - *Tethys* – 5858 Horton Street; tenant improvement.
 - *Single family residence* – 4309 Essex Street; voluntary seismic upgrade.
 - *Virtuoz* – 6001 Shellmound Street, 5th floor; tenant improvements.
 - *Agilysis* – 1900 Powell Street; tenant improvements.
 - *Amyris* – 1355 59th Street; air conditioning split system for storage room.
 - *Andante (four buildings)* – 3996 San Pablo Avenue; construction defect repairs.
 - *Courtyards at 65th* – 1465 65th Street; phase 4, 5, 6, 7 and 8 construction defect repairs.
 - *Liquid Sugar Building A* – 1245-1283 66th Street; construction defect repairs.
 - *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing renovations.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence; temporary power.
 - *Emeryville Police Station* – 2449 Powell Street; tenant improvements.
 - *Lawrence Berkeley National Laboratory* – 5885 Hollis Street; tenant improvements for laboratory.
 - *Artist Coop* – 1420 45th Street; fire repair shell only.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in September 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.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade and tenant improvements.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *EmeryStation Greenway* – 5800 Hollis Street; rough grading.

- **Projects Under Construction.** Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; tenant improvements, 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.
 - *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.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.

- **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 September:
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements. (TCO)
 - *Trader Vic's* – 9 Anchor Drive; major remodeling, repair, bathroom upgrade, and installation of grease interceptor. (final) Concurrently they are also proposing a trash enclosure which requires design review and appropriate permits.
 - *Clif Bar* – 1400 65th Street. Tenant improvements for new headquarters office for energy bar company. (final) Certificate of Occupancy will be issued when requested.

- **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 September, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 52 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 16 applications submitted.

- ***Contacts and Inquires.*** Building Division staff fielded a total of 196 counter contacts and 198 telephone queries in September.
- ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for September. 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 335 inspections in September and anticipates this trend to continue throughout this calendar year. This is an average of 167 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 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. For departments having access to view the Planning and Building's new CRW permit tracking system, detailed inspection results through the report module can be viewed for the month of September by login/password/reports/inspection/inspection results/sort by inspector.
- ***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. The updated and new building codes will be in effect January 1, 2011 and will require in-house training of the Building Division staff. 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

- ***California Residential and CalGreen Code.*** In previous progress reports over the last several years the Chief Building Official has provided periodic information from the California Building Standards Commission as updates relate to the code adoption process. The California Building Standards Code (Title 24 of the California Code of Regulations) is published in its entirety every three years by order of the California Legislature. The Legislature delegated authority to various State agencies, boards, commissions and departments to create building regulations to implement the State's statutes. Title 24 applies to all occupancies in the State of California as annotated. Title 24 is large and complex, requiring an organizational scheme. Thus, it is divided into segments called "Parts". There are presently 12 parts in these standards which range from Administration to Reference standards including two new additions: the California Residential Code ("CRC" - Part 1.B) and the California Green Building Code ("CalGreen" - Part 11). These building regulations or standards have the force of law, and take effect 180 days after their publication unless otherwise stipulated. During this 180 day period, local jurisdictions may enact their own amendments to the code. Presently under the adoption process of 180 days for local

amendments, the Building Division does not anticipate any amendments or modifications for these two particular codes. Staff is working diligently to get up to speed in understanding the applications of these codes and conveying this information to the community. Since these two particular codes are new to the family of building codes, impacts of special interest include CRC sprinkler installation requirements for proposed new one and two family dwellings and the CalGreen code requirements of mandatory sustainable measures for all occupancies. As of January 1, 2011, the City of Emeryville Building Division will begin to administer these codes along with the updated 2010 California Building, Electrical, Mechanical, Plumbing, and Energy codes. Further information and comment regarding these two codes can be expected in the next several progress reports.

- ***Chamber of Commerce Annual Meeting and Luncheon.*** The Planning and Building Director attended the Chamber's annual luncheon at the Marriot Courtyard hotel on September 15. The featured speaker was Noah Alper, entrepreneur, author of the new book "The Business Mensch", and founder of a number of businesses including Bread & Circus and Noah's Bagels.
- ***Leadership East Bay.*** The Planning and Building Director is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. The "Class of 2010-2011" includes 15 professionals from the Cities of Emeryville and Berkeley, U.C. Berkeley, and a number of local businesses and nonprofit organizations. An orientation session was held at Mechanics Bank in downtown Berkeley on September 15, and a three-day retreat was held at the Walker Creek Ranch Conference Center in rural Marin County from September 30 to October 2. The program includes sessions on one full Friday each month through May 2011, and will conclude with a "wrap up" session and graduation in June. A community service project is also being considered by the participants.
- ***Reception for Henry Gardner.*** On September 23, the Planning and Building Director attended a reception sponsored by the Association of Bay Area Governments to bid farewell to their Executive Director, Henry Gardner, as he leaves the position to begin a new phase of his career in the private sector. Henry was the City Manager when the Planning and Building Director began his career with the City of Oakland as a Planning Intern in the early 1980s.
- ***Apollo Crematorium.*** On September 27, the Planning and Building Director spent several hours researching documents related to the Apollo Crematorium on Horton Street at the offices of the Bay Area Air Quality Management District in San Francisco. Last December, the BAAQMD issued an "Authority to Construct", which is good for two years, and will allow the crematorium to replace its existing two cremators with three new ones. The number of bodies cremated annually will not increase significantly, and the conditions on the new cremators should address some of the concerns that have been raised, including residue on the wall of the adjacent AgeSong building. The crematorium has not yet implemented this Authority; when they do, a building permit from our department will be required at which point the operation will be examined more closely, in light of the BAAQMD documents that we now have in hand.

- **Planning Commission Retreat/Bus Tour.** Staff spent several days preparing for the annual Planning Commission retreat scheduled for Saturday, October 9, which is to include a bus tour of recent development projects in Emeryville and Berkeley. Preparation included arranging for an Emery Go-Round bus, guided tours of AgeSong and Clif Bar, lunch for the participants, a test drive to scope out and time the route, research on the 31 project sites to be viewed from the bus, and preparation of a “tour guide” with a page of information on each site.
- **GIS System.** Geographic Information System (GIS) files generated by consultants for the General Plan update were received by the IT Division in September. Planning staff assisted in coordination and identification of the GIS layers.
- **Website Update.** A new heading under the menu bar in the Planning Division main page has been created: Plans in Progress. This page includes links to the Sustainable Transportation Plan, the Parks and Recreation Strategic Plan, and the Pedestrian-Bicycle Plan, all of which are in the process of being developed. The link for the Pedestrian-Bicycle Plan leads viewers away from the City’s website to the Plan’s site, hosted by Alta Planning + Design. The department’s website also has links to the updated Zoning Code, including the Interim Zoning Regulations. Regular updates, including Planning Commission agendas and staff reports, and information on current and long-range planning projects, are ongoing.
- **Permit Tracking System.** CRW TRAKiT, the Planning and Building Department’s new permit tracking software, has gone live! Staff is now using the software to track permits as they travel through the application process. Three full days of “end user training” for City staff were held on August 30-31 and September 1 in preparation for the system to “go live”, which occurred on September 2. Staff continues to meeting regularly to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.
- **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 September 22 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

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.

Mayor Atkin

City of Emeryville

Via email & facsimile

Sept. 29, 2010

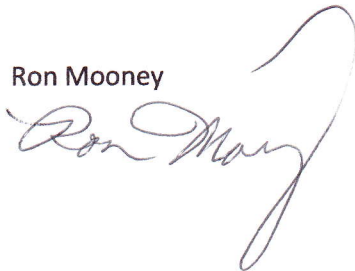
Dear Madam Mayor,

As you may know I have not been able to attend the Emeryville General Plan & Zoning Update Steering Committee meetings for over a year, most due to scheduling conflicts as I am now a Trustee of the Alameda Unified School District.

While at some point in the future I may be able to return to active involvement in the Emeryville community, I do not foresee my ability to attend meetings of the Steering Committee for the next two years. I thank you and the other Council members who originally appointed me to the committee.

Effective immediately I tender my resignation to you from the referenced committee. Good luck and best wishes to all involved. I hope to see you in the near future around town!

Ron Mooney

A handwritten signature in cursive script that reads "Ron Mooney". The signature is written in black ink and is positioned to the right of the printed name.

	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
PERMITS ISSUED													
Building Permits	18	23	67	0	0	0	0	0	0	0	0	0	108
Plumb., Elec., Mech.	32	42	30	0	0	0	0	0	0	0	0	0	104
Fire	14	7	17	0	0	0	0	0	0	0	0	0	38
MON. TOTALS	64	72	114	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	250
VALUATION													
Residential	892,986	1,563,860	798,750	0	0	0	0	0	0	0	0	0	3,255,596
Sub Permits	241,237	368,467	175,869	0	0	0	0	0	0	0	0	0	785,573
Commercial	2,021,984	1,415,937	6,165,347	0	0	0	0	0	0	0	0	0	9,603,268
MON. TOTALS	3,156,207	3,348,264	7,139,966	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	13,644,437
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,379.45
Building Standards Admin.	151.00	161.00	331.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	643.00
Technology Fee	3,145.19	3,294.96	7,111.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,552.05
Building Permit	24,156.45	24,094.82	57,864.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,115.68
Plan Review	26,674.48	49,535.03	18,906.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,116.45
Energy Review	2,529.95	3,083.10	416.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,029.27
Electrical Permit	6,389.51	5,985.54	10,772.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,147.80
Plumbing Permit	4,275.09	6,711.42	8,724.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,711.17
Mechanical Permit	2,769.99	3,240.52	8,296.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,307.31
S.M.I.P.	209.39	607.88	1,383.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.66
Microfiche	220.05	264.04	523.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,007.67
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,032.66
Sewer Connection	300.00	750.00	5,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,900.00
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	1,182.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,182.20
School	0.00	0.00	221.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.84
Art Public Places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MON. TOTALS	92,519.26	118,218.35	172,809.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	383,547

Planning and Building Department

Major Development Projects

September 2010

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Joint City-School Facility 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.	Project Mgr/Construction Mgr selected. Architects being selected for design competition.						
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)	CC study session scheduled for 11/2/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session scheduled for 11/2/10.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
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	PC recommended approval 9/23/10. CC hearing 10/19/10.						
IKEA Off-Site Warehouse 5000 Hollis St.	Warehouse - 55,400 in existing vacant building	PC approved 8/26/10. Appealed by neighbors 9/2/10. CC hearing scheduled for 10/19/10.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.						
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.	CC approved 1/20/09; valid for two years. CC to consider extension request 11/2/10.						
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 2nd 1-year extension on 12/10/09. PC to consider 3rd extension on 10/28/10.						
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 permit application submitted 12/18/09. Rough grading permit issued 6/22/10.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	PC approved 2/28/08. Building permit application submitted 2/23/10.			PC - 2/28/08			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	Building permit application submitted 8/31/09; building permit issued 6/29/10.			PC - 4/23/09			
Target 1555 40th St.	Retail - 140,000 s.f. in former Expo Design Center building	DPB approved DR 2/19/10. Oakland issued building permit 6/25/10.			DPB - 2/19/10			
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			
Marina South Basin Improvements 3310 Powell St.	Dock replacement and relocation of fuel system	PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.			PC - 12/11/03			
National Holistic Institute 5900 Doyle St.	Massage school - 24,000 s.f. in renovated building	Superstructure permit issued 2/5/09. TI permit issued 9/9/09. TCO issued 4/21/10.			PC - 1/24/08			
Pixar West Village 4240 Hollis St.	Office - 55,000 s.f. in existing building	DPB approved DR 7/27/09. Building permit issued 12/17/09. TCO issued September 2010.			DPB - 7/27/09			
Clif Bar Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Bldg permit issued 3/30/10. Finaled 9/2/10. Bldg permit for photo-voltaic issued 8/9/10.			DPB - 6/19/09			
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			

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
DPB = Director of Planning and Building
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
September 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>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
September 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 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. Redevelopment Agency study session scheduled for November 2, 2010.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Bay Street - Site B Shellmound/Powell/railroad	Department store and public parking garage.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session scheduled for November 2, 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 sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council public hearing and decision scheduled for October 19, 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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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
September 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. Extension request scheduled for November 2, 2010 City Council meeting.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
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 was issued on June 29, 2010. Groundbreaking ceremony held May 10, 2010.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295

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<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Third extension request to be considered by Planning Commission on October 28, 2010.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010.</p>	<p>Seth Krubiner (415) 602-3326</p>

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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
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
OFFICE/HIGH TECH PROJECTS			
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. Rough grading permit for site remediation issued on June 22, 2010.	Geoffrey Sears Wareham Development (415) 457-4964

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Clif Bar Emery Tech Building 1400 65 th Street UP98-5, DR98-5	Renovation of about 75,000 square feet in existing office building for office, conference, cafeteria, fitness area, and childcare for corporate headquarters of energy bar company.	Emery Tech use permit approved by Planning Commission June 25, 1998. Zoning compliance review issued by Planning Director June 19, 2009 finding that project was consistent with existing use permit. Building permit application received January 19, 2010. Building permit issued March 30, 2010. Building permit for photo-voltaic system issued August 9, 2010. Final inspection on September 2, 2010.	Dean Rubinson (415) 373-7706
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) 922-3333
Pixar West Village 4240 Hollis Street DR09-16	Renovation of approximately 55,000 square foot former industrial/office building for office use by animation studios.	Design review application approved by staff on July 27, 2009. Building permit application received October 7, 2009. Building permit issued December 17, 2009. Temporary certificate of occupancy issued September 2010.	Tom Carlisle Pixar Animation Studios (510) 922-3333
OTHER			
Target 1555 40 th Street DR09-25	Renovation of vacant former Expo Design Center store at East BayBridge Shopping Center for a new approximately 140,000 square foot Target store.	Under terms of MOU for East BayBridge center, Emeryville processes planning permits and Oakland processes building permits. Emeryville approved design review application on February 19, 2010. Building permit application submitted to Oakland on March 5, 2010. Building permit issued by Oakland on June 25, 2010.	John Dewes Target (612) 761-1558

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Joint City-School Facility 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
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. Center Board of Directors selected ProPM, Inc. as Project Manager/Construction Manager. Architects being selected for design competition.	Sheila Bergman Executive Director (510) 601-0520
IKEA Off-Site Warehouse 5000 Hollis Street UP10-04, DR10-14	Conversion of 55,400 square feet of vacant space in Level(3) telecommunications building into an off-site warehouse for customers to pick up large merchandise.	Planning Commission study session held June 24, 2010. Meeting with Emery Bay Village homeowners association held July 28, 2010. Applied for building permit on August 23, 2010. Approved by Planning Commission on August 26, 2010. Appealed by Ad Hoc 53rd Street Neighborhood Committee on September 2, 2010. City Council set appeal hearing date for October 19, 2010.	Doug Greenholz IKEA (303) 868-8211
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010.	Margaret O'Brien Public Works Department (510) 596-4336
Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Building permit issued May 6, 2010. Revised design approved by Planning staff on July 9, 2009.	Mauricio Moreno Don Dommer Associates (510) 655-7793

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Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
National Holistic Institute 5900 Doyle Street UP07-11, DR07-17	Renovation of vacant approximately 24,000 square foot warehouse for office and classrooms for massage school.	Planning Commission study session held October 25, 2007. Approved by Planning Commission on January 24, 2008. Building permit for Phase 1 demolition and structural upgrade issued October 6, 2008. Phase 2 foundation permit issued January 6, 2009; superstructure permit issued February 5, 2009; interior tenant improvements permit issued September 9, 2009. Building permit for roof-mounted solar panels issued February 24, 2010. Temporary certificate of occupancy issued April 21, 2010.	Mason Myers National Holistic Institute (510) 547-6442
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