


CITY OF EMERYVILLE

MEMORANDUM



DATE: January 1, 2011
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building 
SUBJECT: **Progress Report – December 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 December meetings:

December 7, 2010:

- *6150 Christie Avenue.* The Redevelopment Agency approved a resolution of necessity to acquire by eminent domain the vacant construction parcel at 6150 Christie Ave., across from Pacific Park Plaza.
- *Emeryville Center for the Arts.* The Agency approved an Exclusive Right to Negotiate with the non-profit Emeryville Center for the Arts to develop an arts and cultural center at 4060 Hollis Street, adjacent to the Civic Center.
- *Bay Street.* Following lengthy testimony by 15-20 individuals, both in favor and opposed, the Agency approved a two year extension of the Exclusive Right to Negotiate with Madison Marquette to develop Site B and the unbuilt portion of Site A.
- *Building Code.* The City Council approved the first reading of an ordinance adopting the 2010 California Building Codes, including the new Green Building Standards Code (CALGreen) and the new Residential Building Code. The ordinance was passed on December 21. These codes will take effect January 1, 2011.
- *Safety Placards.* The Council approved the first reading of an ordinance incorporating safety assessment placards (i.e. red, yellow, and green tags) into the Municipal Code. These placards are placed on inspected buildings following a natural disaster. Incorporating them into the Municipal Code makes it a crime to remove them. The ordinance was passed on December 21.
- *Design Guidelines.* The Council adopted the Emeryville Design Guidelines that were approved by the Planning Commission in October and previously approved by the Zoning Update Steering Committee. These will now be used as the basis for design review by staff, the Planning Commission, and the City Council.

- *Bay Plan Policies.* The Council passed a resolution asking the San Francisco Bay Conservation and Development Commission (BCDC) to include in its proposed Bay Plan Amendment a statement that sea level rise policies apply only within BCDC’s jurisdiction, prepare a separate guidance document for local governments, and work through the regional Sustainable Communities Strategy process on a regional approach.
- *Bay Trail.* The Public Works Director and Caltrans made a presentation to the Council concerning the design of the proposed trail from Shellmound Street near IKEA to the Bay Bridge. The Council approved the concept and construction is expected to begin next year and to be completed by the time the new bridge opens in 2013. The design now includes the “east fork” that Caltrans had previously proposed to eliminate, so the trail will connect to Shellmound Street on both sides, meaning that cyclists traveling between Emeryville and the Bay Bridge will not have to cross Shellmound Street no matter which direction they are headed.

December 21, 2010:

- *Traffic Impact Fee Study.* The City Council approved a contract with Fehr and Peers to update the Traffic Impact Fee Study to fund multimodal transportation facilities as called for by the General Plan.
- *Greenway Connection to Berkeley.* The Council approved an agreement with Berkeley for the design and construction of a pedestrian and bicycle path from 67th Street to Ashby Avenue. This will complete the connection between our Greenway and the Ninth Street Bicycle Boulevard in Berkeley.
- *Papermill Project.* The Council approved a two-year extension of the Use Permit and Design Review to construct 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space and 4,373 square feet of ground floor retail space on a 2.38 acre parcel located at the southeast corner of Hollis and Powell Streets.
- *EmeryStation East Noise Complaints.* The Council heard a staff presentation and testimony from Wareham Development, owner of EmeryStation East, and Jon Uyterlinde, resident of the adjacent Elevation 22 townhouse complex, who has repeatedly complained about noise issues from the EmeryStation East building. Since it did not appear that any City laws or policies were being violated, the Council encouraged the parties to continue to work together to address the issue. Several Councilmembers expressed interest in visiting Mr. Uyterlinde’s townhouse to hear the noise firsthand.
- ***Planning Commission.*** The Planning Commission considered the following items at its December 9 meeting:
 - *64th and Christie Residential Building Development Agreement and Amendment of Marketplace Redevelopment Project Planned Unit Development Conditions of Approval.* The Commission approved a Development Agreement 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 Final Development Plan (FDP) for this building was approved by the City Council on October 19, 2010. The Commission also approved a companion amendment to the conditions of approval of the PUD regarding timing requirements for securing final development plans, building permits and completion of construction of improvements for Phase 1 of the project. Phase I consists of two separate sites: one at the southeast corner of 64th Street and Christie Avenue and the other bounded by Shellmound Street to the west, Union Pacific Railroad tracks to the east and the Woodfin Suites Hotel to the south. The Commission's actions on these two items are recommendations to the City Council, which will consider them on January 18, 2011.

- *2100 Powell Monument Sign.* The Commission approved a Major Sign Permit to allow one new monument sign at the eastern (Frontage Road) entrance of the building whose street address is 2100 Powell Street.
- *Ambassador Housing Project.* The Commission approved a two-year extension of the Use Permit and Design Review permit for construction of a new, five-story, 64,581 square foot residential building and two two-story townhouse buildings with a total of 69 affordable housing units and 110 off-street parking spaces on a 34,280 square foot site on the northeast corner of Peralta and 36th Streets with some frontage on Adeline Street. The project was approved by the Planning Commission on October 22, 2009 and amended on December 10, 2009.
- *Ocean Lofts, 1258 Ocean Avenue.* On a 4-2 vote, the Commission voted to recommend denial of a request for a two-year extension of a Use Permit, Design Review permit and setback Variance to demolish an existing single family residence and construct two detached single family units; and a request to consider a finding approving demolition of the existing house prior to the issuance of a building permit for the replacement structure. The project was originally approved by the City Council on April 17, 2007 and the permits were subsequently extended by one year. The City Council will consider the extension request and the Commission's recommendation on January 18, 2011.
- *Panera Bread.* With a number of modifications to the conditions of approval, the Commission approved a Conditional Use Permit application to create a new 4,000 square foot pad for a Convenience Eating and Drinking Establishment at the southwest corner of Horton and 40th Streets, and a Design Review application to construct a new 4,000 square foot building for Panera Bread with outdoor seating.
- *Parks and Recreation Strategic Plan.* After responding to comments from two concerned property owners, the Commission approved the Parks and Recreation Strategic Plan to implement the Parks, Open Space, Public Facilities and Services policies of the General Plan. The Strategic Plan includes recommendations for improving existing parks, developing future parks, improving parks programs, and prioritizing projects. It also includes capital and operating cost estimates and funding strategies. The Strategic Plan will be considered for adoption by the City Council on January 18, 2011.

- ***Zoning Update Steering Committee.*** The Steering Committee met on December 14 and heard a report on staff and consultant progress on the zoning update project. Staff presented a report on the overall progress on developing chapters and sections of the new zoning regulations. This was followed by a detailed discussion of work completed in recent months on use classifications, base and overlay zones, zoning maps, and home occupation regulations. The next meeting of the Steering Committee will be February 22, 2011.
- ***Park Avenue District Advisory Committee.*** The committee did not meet in December. Its next regular quarterly meeting will be February 9, 2011.
- ***Bicycle and Pedestrian Advisory Subcommittee.*** At the December 6 meeting the subcommittee heard an update on the Caltrans Segment 2 bicycle/pedestrian trail to the Bay Bridge which will now connect to both sides of Shellmound Street. Alta Planning + Design presented and heard comments on Working Paper #2 for the new Pedestrian and Bicycle Plan: Existing Conditions, Opportunities and Constraints. Alta also gave a presentation summarizing the results of the November 6 public workshop. A transportation profile, including the results of the bicycle and pedestrian survey, will be prepared and discussed at the January 3 BPAC meeting. Alta also gave an overview of the next phase of the project which will be to identify specific projects for inclusion in the new Pedestrian and Bicycle Plan. At the January 3 meeting the BPAC will discuss the methodology for identifying projects.
- ***Community Events Committee.*** On December 8 the Committee reviewed and approved two applications for weddings at the marina. The Committee also approved an application to renew the permit for the farmers market on Haven Street through March 31, 2011 while City staff searches for a new site for the market.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on December 15, with representatives from the Planning and Building, Public Works, Police, and Fire Departments discussing the following projects:
 - ***Citywide Design Guidelines.*** DCC members received a training session on these new guidelines, which were adopted by the City Council the previous week (see above), and will form the basis for design review by staff, the Planning Commission, and the Council for all projects in the future. It was agreed that a checklist needs to be developed to make the guidelines easier to administer.
 - ***Café at 1185, 1185 Park Avenue.*** Although this café is permitted under a master use permit dating from the early 1990s, a use permit will be required for the sale of beer and wine. Issues discussed by DCC included parking and the need for a trash enclosure.
 - ***Bull's Eye Glass, 4000 Harlan Street.*** This is a proposal for a glass working studio providing instruction and training in the use of glass, a showroom/warehouse for glass products with over-the-counter sales, and a gallery of student work, in a brick former industrial building at the northeast corner of Harlan and 40th Streets. DCC members

commented that the landscaping along the 40th Street frontage needed improvement, that there are issues with the parking layout in the courtyard area, and that the main entrance should be on the 40th Street side. It was also noted that, in addition to a use permit and design review, Planning Commission approval would be required for any partial demolition of the building since it is a Tier 1 architecturally significant building in the Park Avenue District.

- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Panera Bread, 40th and Horton Streets.* As noted above, a conditional use permit application for a new retail pad and design review application for a new Panera Bread restaurant were approved by the Planning Commission on December 9. As the site is part of the East BayBridge Retail Center, which straddles the Oakland-Emeryville border, staff has coordinated with Oakland staff on the processing of this project, and has agreed that Emeryville will handle the Planning entitlements while Oakland will handle the building permits. The Commission's approval included a number of design changes, which will require the applicant to prepare revised drawings for our review prior to applying to Oakland for a building permit.
 - *Escuela Bilingüe Preschool, 47th Street and San Pablo Avenue.* This is a proposal to establish a preschool in the Emeryville Farms East building. The applicant is currently working with the property owner of the adjacent parcel at 4520 San Pablo Avenue regarding easements and ensuring that project design does not conflict with pedestrian pathways previously approved as part of a residential development on the adjacent site. Staff met with the applicants of the two projects on December 21 and it was decided that the proposal for the Escuela Bilingüe Preschool and the request for permit extension for the 4520 San Pablo townhomes project be presented at a joint study session of the Planning Commission on January 27, 2011.
 - *4520 San Pablo Townhouses Permit Extension.* Staff received a request for extension of the use permit and design review permit for 29 townhouses originally approved by the Planning Commission in April 2006. The extension request is tentatively scheduled for consideration at the February 24, 2011 Planning Commission meeting, with a study session at the January 27 meeting. (See Escuela Bilingüe Preschool discussion above).
 - *64th and Christie Residential Building.* The Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19. 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. As noted above, a Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the Planning Commission on December 9 and will be considered by the City Council on January 18.

- *Bay Street.* As noted above, on December 7 the Redevelopment Agency approved an extension of the Exclusive Right to Negotiate with Madison Marquette to develop a plan for “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). 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.

- *Target.* 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, 2010. The City of Oakland issued the building permit on June 25, and Emeryville Planning staff attended a preconstruction meeting in Oakland on July 13. The store is under construction and is scheduled to open on March 6, 2011.

- *Emeryville Center for the Arts.* The non-profit organization created by the City to develop an arts and cultural center in the old brick industrial building adjacent to Old Town Hall has selected six architectural firms to participate in a design competition. Staff attended a reception on December 6 at which the six entries were publicly unveiled. On December 13, it was announced that Jensen Architects of San Francisco was the winner, and will be designing the new arts center. The project will require design review approval by the Planning Commission because it involves partial demolition of a Tier 2 architecturally significant building in the Park Avenue District.

- *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 2009; following several rounds of review, Planning Division staff signed-off the permit on August 27, 2010. On October 19, the applicant submitted a letter requesting an extension of the building permit plan review expiration date due to delays caused by unexpected toxic soil conditions that must be resolved with the Department of Toxic Substances Control (DTSC) and delays in PG&E utility undergrounding. As a result, the Chief Building Official extended the plan review period by six months to June 18, 2011.

- *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, 2010. Staff is awaiting the submittal of a building permit application.

- *Café at 1185, 1185 Park Avenue.* A Conditional Use Permit application for the sale and consumption of beer and wine at a new café was submitted on December 7, 2010, and will be considered by the Planning Commission on January 27, 2011.

- *Bulls Eye Glass, 4000 Harlan Street.* A Conditional Use Permit and Design Review application for an artisanal glass warehouse with classroom space and a showroom was submitted on December 7, 2010 and will be considered by the Planning Commission on January 27, 2011.
- *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. The building permit was issued on June 29, 2010 and the project is under construction.
- *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, 2010. As of October 14, 2010 all departments had signed off the permit and it was ready to issue.
- *New Orleans Restaurant on San Pablo Avenue.* Staff confirmed to the Alcoholic Beverage Control Board that restaurants are permitted in the Neighborhood Retail Overlay District.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Novartis Building Q Doors, 4560 Horton Street.* A minor Design Review application to replace and refurbish the doors and windows at the northeast inner corner of Building Q was approved on December 6, 2010.
 - *Horton St. Loft Door, 4300 Horton Street.* A minor Design Review application to change a window into a door along 45th Street was approved on December 15, 2010.
 - *Novartis Fence Relocation, 1400 53rd Street.* A minor Design Review application to relocate a fence and install new fence material was approved on December 22, 2010.
 - *Signs*
 - *Streamlinevents, 1290 59th Street.* A minor sign permit for a new pin-mounted sign on the southern wall of the National Holistic Institute building was approved on December 17, 2010.

- *It's Sugar, 5624 Bay Street.* A minor sign permit to install a new blade sign was approved on December 29, 2010.
- *Code Enforcement*
 - *Lawn Parking, 1251 Ocean Avenue.* A third letter was sent on December 14, 2010 requesting that the residents remove the vehicles parked on their lawn; in response, one vehicle was moved, but one remains. The matter will now be referred to the City Attorney's Office (pending).
- ***Advanced Planning Projects.***
 - *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in December was to prepare materials for the December 14 Zoning Update Steering Committee meeting and to continue work on definitions of use types.
 - *Design Guidelines.* As noted above, the Design Guidelines were approved by the City Council on December 7, and a training session was held for the Development Coordinating Committee on December 15. Following City Council adoption, the final document was prepared and distributed to staff, the City Council, the Planning Commission, and the Zoning Update Steering Committee. The guidelines will form the basis for design review by staff, the Planning Commission, and the Council for all projects in the future.
 - *Capital Improvement Program.* Staff drafted CIP pages on implementation of the 1998 Bicycle and Pedestrian Plan, a bicycle path on the east side of I-80 south of Powell Street, and implementation of a wayfinding signage program, and provided information to other staff members for other projects. This information was brought to a brainstorming session of department heads held on December 21 in preparation for a City Council workshop scheduled for Saturday, January 22.
 - *Pedestrian and Bicycle Plan.* As noted above, Working Paper #2: Existing Conditions, Opportunities and Constraints, was completed and presented to the BPAC on December 6. The Technical Advisory Committee (TAC) met on December 13 to plan for the January BPAC meeting. Consultants then developed an administrative draft of Working Paper #3: Transportation Profile for staff review. Staff met again on December 20 to review the draft and provide comments. Staff also provided bus stop information to the consultants.
 - *Parks and Recreation Strategic Plan.* Staff posted a draft plan on the City website, sent the link to interested parties, placed copies in public places, and spoke with two concerned property owners prior to the Planning Commission hearing. After the hearing, staff photographed the EmeryStation East courtyard and communicated with MIG about edits in response to Planning Commission comments. The Plan is scheduled to be considered for adoption by the City Council on January 18.

- *Powell Street Urban Design Plan.* A community workshop on this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road was held on October 21 and the Planning Commission held a study session on the plan at its October 28 meeting. Components of it have been included as projects in the proposed Capital Improvement Program to be considered by the City Council at a workshop in January.
- *Traffic Facilities Impact Fee Update.* As noted above, a contract with Fehr and Peers to prepare a study to update the City's Traffic Facilities Impact Fee was approved by the City Council on December 21. Work on the study will get underway shortly.
- *Sustainable Transportation Plan.* Staff began reviewing the administrative draft plan prepared by Nelson\Nygaard.
- *I-80 Bicycle Pedestrian Bridge.* The City's consultants are completing the Final Project Report for submittal to Caltrans, which includes visual simulations of the project.
- *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 the Emeryville Greenway and the 9th Street Bicycle Boulevard in Berkeley. Design work by Alta Planning + Design is completed and the project has gone out to bid to construction companies. Completion of the path is expected by summer 2011. As noted above, the City Council approved an agreement with Berkeley for the design and construction of the path on December 21.
- *Powell-Stanford Greenway.* Staff met internally on December 20 to discuss the design of the block of the Greenway between Powell Street and Stanford Avenue. This segment has been widened due to a property swap with the owners of the 5701 Hollis Street building for the City-owned parking lot at Stanford and Hollis, which was part of the conditions of approval for a use permit approved by the Planning Commission in March 2009. The project will be included in the updated Capital Improvement Program to be considered by the City Council at a workshop in January.
- *Bay Trail.* On December 14, staff attended a meeting at Caltrans headquarters in Oakland where the design of the "Segment 3" path to the Bay Bridge was discussed. This segment would connect to the "Segment 2" path from Emeryville near West Grand Avenue and Maritime Street and would run from there to the east end of the bridge. A number of constructive suggestions were made by the various stakeholders at the meeting. It was also noted that the design of the "Segment 2" path now includes the "east fork" that Caltrans had previously proposed to eliminate, so that the trail will connect to Shellmound Street on both sides.

- *Eastshore State Park.* East Bay Regional Park District staff is awaiting City review of a draft agreement for Emeryville to manage the design of the Powell Street Frontage/Upland Area, before reviewing a draft Request for Proposals for a design team prepared by our Planning staff.
- *Sustainable Communities Strategy.* Staff filled in an informational form for the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), and attended a Regional Advisory Working Group meeting on December 10 at the ABAG-MTC building in Oakland. City staff received a model City Council staff report from ABAG summarizing the Sustainable Communities Strategy process, and clarified some points with ABAG staff, in preparation for a presentation to the City Council on January 18.
- *Sea Level Rise.* Regarding Bay Plan amendments on climate change proposed by the San Francisco Bay Conservation and Development Commission (BCDC), City staff attended a BCDC meeting on December 2 in San Francisco, and an East Bay Economic Development Alliance meeting with BCDC staff on December 15 in Oakland. BCDC selected the I-880 corridor in Alameda County, which includes Emeryville, for the Adapting to Rising Tides pilot project to map and prepare for sea level rise. As noted above, the City Council passed a resolution on December 7 commenting on BCDC's proposed Bay Plan amendments on sea level rise policies.
- *Countywide Transportation Plan.* On December 7, staff attended a meeting of the Technical Advisory Working Group for updating the Alameda Countywide Transportation Plan and developing a new Expenditure Plan. The group will become the Alameda County working group for the regional Sustainable Communities Strategy process being developed by ABAG and MTC pursuant to SB 375.
- *Farmers Market.* Staff measured 61st and 62nd Streets between Hollis and Doyle Streets and prepared site plans in preparation for a staff discussion of a possible farmers market location there.
- *Water-Efficient Landscape Ordinance.* The City Attorney's Office is reviewing a draft ordinance.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the spring.

III. Building Division

- *Permit and Inspection Activity.* The attached tables summarize the sixth month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of December 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 December a total of 53 permits have been, based on a total valuation of \$9.9 million and generating about \$270,000 in fees. During the same period, 370 inspections have been conducted, of which 200 (54%) were related to major

projects, and 170 (46%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

- **Major Projects.** 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's photo voltaic solar panel system, Pixar Phase II, Bridgewater remodel podium renovation (63 units), Clif Bar photo-voltaic solar panel system at Emery Tech, Magnolia Terrace, Liquid Sugar (construction defects), the Courtyards at 65th Street (construction defects), Andante (construction defects), AC Transit hydrogen refueling station, and the City of Emeryville Police Station renovation projects. Building permit applications were submitted for the Ambassador Townhouse project, Buildings B and C. The Building Division anticipates several new development projects in fiscal year 2010-2011 including the San Pablo Townhouses, Papermill residential and live-work project, Bakery Lofts (Phase IV), EmeryStation Greenway, EmeryStation 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 December the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building 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 December included:
 - *Pixar Phase II* – 1200 Park Avenue; engineering revisions for basement stairs.
 - *Novartis* – 4560 Horton Street, Building Q; tenant improvements, 1st floor lobby and corridor.
 - *Amyris* – 5885 Hollis Street, 1st floor; tenant improvements, lab and office.
 - *Old Navy* – 5625 Bay Street; tenant improvements.
 - *Black Diamond Café* – 6399 Christie Avenue Suite A; tenant improvements and restaurant.
 - *Clif Bar* – 1400 65th Street; mounted blade sign and PV solar system phase 3.
 - *Habitat for Humanity* – 137 Temescal Circle; remodel.

- *Andante (four buildings)* – 1121 40th Street; construction defect repairs.
 - *Ambassador Townhomes, Buildings B and C* – 3621 Adeline Street.
 - *Courtyards at 65th* – 1465 65th Street; phase 16-20, 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; photo voltaic solar system.
- **Construction Meetings.** Construction meetings (weekly) and site visits were held in December for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Amyris* – 5885 Hollis Street, 1st floor; tenant improvements.
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements and photo voltaic solar panel installation.
 - *EmeryStation Greenway* – 5800 Hollis Street; rough grading.
- **Projects Under Construction.** Construction is proceeding on the following major projects:
 - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
 - *Andante* - 3996 San Pablo Avenue; construction defect repairs.
 - *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.
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *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 December:
 - *Lawrence Berkeley National Laboratory* – 5885 Hollis Street, 3rd floor; tenant improvements for lab. (TCO)
 - *Streamlinevent, Inc.* – 1290 59th Street, tenant improvements for office. (CO)
 - *Citywide* – 29 sub permit types (finals)

- ***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 December, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 8 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 21 applications submitted.
- ***Contacts and Inquires.*** Building Division staff fielded a total of 132 counter contacts and 104 telephone queries in December.
- ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for December. 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 370 inspections in December and anticipates this trend to continue throughout this calendar year. This is an average of 185 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as Pixar Phase II 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. The updated and new building codes will be in affect January 1, 2011. Building Division staff continues to participate in training and discussion reviewing the new codes, interpretations, administration, and field inspection applications. The Building Division staff has also instituted weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods in construction proposals from architects and developers, and plan check coordination. Finally, 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

- ***Emeryville Center for the Arts Reception.*** On December 6, the Planning and Building Director attended a reception hosted by the Emeryville Center for the Arts at which the six entries in their design competition were publicly unveiled. The following week, on December 13, Jensen Architects was announced as the winner.

- ***Alameda County Planning Directors Meeting.*** On December 17, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Hayward. The directors discussed the regional Sustainable Communities Strategy (SCS) being developed by ABAG and MTC as required by SB 375, and the problems this will pose for many cities whose general plans do not accommodate the level of growth that will be necessary to meet the regional goals. (Emeryville does not have this problem – our new general plan projects adequate growth to accommodate our share of the regional growth projected by ABAG/MTC.) Other concerns included the need for better coordination among the regional agencies, incentives (monetary and otherwise) to promote high-density development, CEQA relief, and assurances that transit will actually be available to serve all the “transit oriented development” envisioned by the SCS. The directors also appointed Terrence Grindall of Newark to represent them on the regional Housing Methodology Committee, which will advise ABAG on the next Regional Housing Needs Allocation (RHNA).
- ***Leadership East Bay.*** The Planning and Building Director is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. On Friday, December 10, the group met all day at the Berkeley Police Department for “Criminal Justice Day”. Presentations were made by the BPD Public Information Officer and the police chiefs of Berkeley, Emeryville, and U.C. Berkeley. The group got a tour of the Berkeley Police Department and participated in a mock SWAT raid led by a member of the Barricaded Subject Hostage Negotiation Team (BSHNT). The group also learned that, in the eyes of the politically correct Berkeley Police Department, there are no “bad guys”, just men and women who make bad choices.
- ***Police Station Renovation Update.*** The Building Division staff met with the Police Chief and Commander on December 14 to provide a progress report on construction activities for the Police Station. Since May of 2010 the project has been moving along as anticipated. Over 165 requests for information, engineer fixes or changes have occurred since the start of the project in addition to weekly meetings with the project engineer and architect. Unlike new construction projects, structures renovated typically are challenged by existing architectural, structural and site conditions, including a balance of past code compliant issues which may or may not be acceptable based on current codes. As a result projects of this magnitude have a tendency to show lack of progress even though schedules are being maintained. The meeting was to ensure that expectations and communications were being met by the development team, the City of Emeryville Police Department (acting as the applicant) and the Building Division. A tentative completion date of late summer 2011 is anticipated.
- ***California Green Building Standards (“CALGreen”).*** A roundtable session with City staff was held on December 14 to discuss the new code particulars, how to interface with the current Zoning requirements and other city ordinances, and logistics for administration, plan check and inspections. The new code covers topics such as energy efficiency, stormwater treatment, bicycle parking, water efficiency and conservation, and construction waste management, and includes mandatory and voluntary measures for both residential and nonresidential projects. It will affect private and public projects processed by staff. Highlights of the discussion for the new code that will be administered starting January 1, 2011 are as follows:

- 20 percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35 and 40 percent reductions;
 - Separate water meters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects;
 - Requiring diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects;
 - Mandatory inspections of energy systems (i.e. heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies; and
 - Requiring low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particle board.
- **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 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, these progress 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, went live on September 2. Since then, staff has been using the software to track permits as they travel through the application process. Staff continues to meet regularly to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. In December our new intern, Rina Shah, began entering historical planning project data and assisting the IT Manager in the development of the City's GIS system.
 - **Reception Desk.** The Planning and Building Department has assumed responsibility for staffing the City's reception desk during the receptionist's lunch hour, beginning in January. A brief training session for staff was held on December 21.
 - **Employee Service Awards.** This year's employee service awards were presented at the City holiday party held at the Broken Rack on December 11. The Planning and Building Department celebrated three 10-year anniversaries this year: Associate Planner Diana Keena, Chief Building Official Vic Gonzales, and Planning and Building Director Charlie Bryant. Congratulations to all. Here's to the next 10!
 - **Slide Show Social Hour.** Following this month's DCC meeting on December 15, several staff members stayed after work to share pictures of their worldly travels. This has become an annual tradition, and this year's show featured pictures of France, Costa Rica, Alaska, and Guanajuato, Mexico.

- ***Holiday Lunch.*** On December 16 the Planning and Building Department staff celebrated the holidays with lunch at Summer Summer Thai restaurant in the EmeryStation East building. This was an opportunity to celebrate the accomplishments of 2010 and look forward to an even more productive year in 2011.

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-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	17	17	25	0	0	0	0	0	0	167
Plumb., Elec., Mech.	32	42	30	27	22	19	0	0	0	0	0	0	172
Fire	14	7	17	6	7	9	0	0	0	0	0	0	60
MON. TOTALS	64	72	114	50	46	53	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	399
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	1,758,725	0	0	0	0	0	0	13,999,668
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	0	0	0	0	0	0	967,869
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	8,048,652	0	0	0	0	0	0	20,679,932
MON. TOTALS	3,156,207	3,348,264	7,139,966	10,405,397	1,732,008	9,865,627	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	35,647,469
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	8,803.37	48,396.99	0.00	0.00	0.00	0.00	0.00	0.00	170,716.00
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	422.00	0.00	0.00	0.00	0.00	0.00	0.00	1,593.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	1,760.67	9,803.40	0.00	0.00	0.00	0.00	0.00	0.00	34,143.35
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	13,661.23	74,953.74	0.00	0.00	0.00	0.00	0.00	0.00	266,837.52
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	5,914.45	48,368.91	0.00	0.00	0.00	0.00	0.00	0.00	173,630.27
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	3,964.76	0.00	0.00	0.00	0.00	0.00	0.00	13,260.10
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	2,012.07	12,383.79	0.00	0.00	0.00	0.00	0.00	0.00	49,264.50
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	1,282.48	11,190.62	0.00	0.00	0.00	0.00	0.00	0.00	42,528.33
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	1,222.09	10,368.02	0.00	0.00	0.00	0.00	0.00	0.00	26,900.15
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	2,056.31	0.00	0.00	0.00	0.00	0.00	0.00	6,735.45
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	0.00	0.00	0.00	0.00	0.00	0.00	2,602.40
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	2,845.75	20,575.27	0.00	0.00	0.00	0.00	0.00	0.00	51,820.81
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	8,700.00
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	922.88	0.00	0.00	0.00	0.00	0.00	0.00	2,105.08
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	23,352.07	0.00	0.00	0.00	0.00	0.00	0.00	23,352.07
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	182,694.64	39,318.27	268,850.75	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	874,411

Planning and Building Department

Major Development Projects

December 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	City and EUSD collaborating on environ review. Voters approved \$95 million bond measure 11/2/10.						
Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	CC approved ERN 12/7/10. Design open house held 12/6/10. Jensen Architects selected 12/13/10.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg submitted 10/12/10.						
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extnesion 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extnesion 12/7/10.						
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.						
Escuela Bilingüe 4550 San Pablo Ave.	Preschool - 7,500 s.f. in existing building.	PC hearing 1/27/11.						
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved 12/9/10.				PC - 12/9/10		
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	CC approved 10/19/10. PC approved DA 12/9/10. CC to consider DA 1/18/11.				CC - 10/19/10		
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.				PC - 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.				CC - 2/16/10		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.				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 second extension on 12/21/10.				CC - 11/18/08		
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 approved 2-year extension on 10/28/10.				CC - 11/20/07		
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	PC considered 2nd extension request 12/9/10 and recommended CC denial.				CC - 4/17/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved second 1-year extension 12/11/08. PC to consider 2-year extension on 1/27/11.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	PC approved 2-year extension 12/9/10. Bldg permit app for townhouses submitted 12/21/10.			PC - 12/10/09			
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.	Rough grading permit issued 6/22/10. Building permit extended to 6/18/11 at applicant's request.			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. Ready to issue 10/14/10.			PC - 2/28/08			
AC Transit Hydrogen Energy Sta. 1177 47th Street	Hydrogen fueling station for zero-emission buses and cars.	Building permit application submitted 7/21/10; second submittal 11/2/10. Issued 12/22/10.			PC - 1/22/09			
Police Station Renovation 2449 Powell St.	Modernize and upgreade 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 issued 6/29/10. Permit for solar panels issued 11/8/10.			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			
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 for photo-voltaic issued 8/9/10. Permit for 3rd phase photo-voltaic rec'd 11/18/10.			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
December 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. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

Planning & Building Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Department store and public parking garage.</p>	<p>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 held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>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 approved FDP on October 19, 2010. Development Agreement approved by Planning Commission on December 9, 2010 and scheduled to be considered by City Council on January 18, 2011.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</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>
<p>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41st Street relocated to new location at corner of Adeline & 40th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41st Street house on December 18, 2009. Final sign-off issued for four other relocated houses on January 14, 2010; TCO granted for 3 new buildings on February 12, 2010.</p>	<p>Stuart Gruendl BayRock Residential (510) 873-8880</p>
<p>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. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010.</p>	<p>BRE Properties John Wilde (415) 445-6578</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>
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. Two year extension approved by Council on December 21, 2010.	Amir Massih Archstone Smith (510) 235-1170
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 was issued on June 29, 2010. Groundbreaking ceremony held May 10, 2010. Received application for solar panels on October 6, 2010; issued permit for solar panels on November 8, 2010.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>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 (ERN) 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. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>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. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008. Two-year extension to be considered by Planning Commission on January 27, 2011.</p>	<p>Ramiro Marini (415) 307-8107</p>

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<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. Two-year extension approved by Planning Commission on October 28, 2010.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council.</p>	<p>Ali Eslami (510) 774-8387</p>

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Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	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.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010; ready to issue.	Seth Krubiner (415) 602-3326
OFFICE/HIGH TECH PROJECTS			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.	Tom Carlisle Pixar Animation Studios (510) 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
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. Received building permit application for third phase of photo-voltaic system on November 18, 2010.	Dean Rubinson (415) 373-7706

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<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. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Panera Bread Southwest corner 40th & Horton Sts. UPDR10-001</p>	<p>4,000 square foot restaurant pad in northeast corner of Target parking lot.</p>	<p>Planning Commission approved December 9, 2010.</p>	<p>Christopher Wadleigh (949) 702-0700</p>
<p>Target 1555 40th Street DR09-25</p>	<p>Renovation of vacant former Expo Design Center store at East BayBridge Shopping Center for a new approximately 140,000 square foot Target store.</p>	<p>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 2, 2010. Store scheduled to open March 6, 2011.</p>	<p>John Dewes Target (612) 761-1558</p>
<p>Police Station Renovation 2449 Powell Street DR08-15</p>	<p>Modernization and upgrades to existing Emeryville Police Department headquarters building.</p>	<p>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.</p>	<p>Mauricio Moreno Don Dommer Associates (510) 655-7793</p>

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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
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Preschool for up to 100 children, ages 3-5, in 7,500 square feet on ground floor of Emeryville Farms building.	Planning Commission public hearing scheduled for January 27, 2011.	John Horsh (510) 872-6182
Emeryville Center for the Arts 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. Sheila Bergman selected as Executive Director in May 2010. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010.	Sheila Bergman Executive Director (510) 601-0520

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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
AC Transit Hydrogen Energy Sta. 1177 47 th Street UP08-09, DR08-20	Hydrogen fueling station at Emeryville bus maintenance facility to fuel zero-emission cars and buses. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The station would include a fueling facility inside the bus yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars.	Planning Commission study session held September 25, 2008. Community meeting held November 15, 2008. City Council study session held November 18, 2008. Planning Commission approved on January 22, 2009. Commission granted one-year extension on February 25, 2010. Building permit application received on July 21, 2010; second submittal on November 2, 2010. Building permit issued on December 22, 2010.	Jaimie Levin AC Transit (510) 891-7244
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