


CITY OF EMERYVILLE

MEMORANDUM



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

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**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 January meetings:

January 18, 2011:

- *Sustainable Communities Strategy.* At a study session, the Council heard and discussed a presentation on the Sustainable Communities Strategy (SCS), a regional-local planning process mandated by SB 375, which will result in a plan for reducing greenhouse gas emissions and meeting housing needs in the nine-county Bay Area region. The next Regional Transportation Plan and Regional Housing Needs Allocation will have to be consistent with the SCS, and funding will flow to projects and development areas that are consistent with the SCS.
- *Redevelopment Agency.* The City Council and Redevelopment Agency took several actions to attempt to ensure that the Agency’s activities can continue even if the state eliminates Redevelopment Agencies as proposed by the Governor. They also authorized the Mayor to sign a letter to the Governor and legislature opposing the elimination of Redevelopment Agencies.
- *64<sup>th</sup> and Christie Residential Building Development Agreement and Amendment of Marketplace Redevelopment Project Planned Unit Development Conditions of Approval.* The Council approved the first reading of an ordinance to adopt a Development Agreement for a 190-unit, 5-story residential building located at the southeast corner of 64<sup>th</sup> 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 ordinance includes an 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 64<sup>th</sup> 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. Final passage of the ordinance will be on the Council's consent calendar on February 1.

- *Ocean Lofts, 1258 Ocean Avenue.* The City Council considered a request for a two year extension of the approval of Conditional Use Permit, Design Review and a 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. Testimony was received from several speakers, and the item was then continued to the February 1 meeting without Council discussion due to a small typographical error in the notice sent out to the neighborhood.
- *Parks and Recreation Strategic Plan.* The Council unanimously adopted the Parks and Recreation Strategic Plan to implement the Parks, Open Space, Public Facilities and Services policies of the General Plan, with minor corrections made by Council members. At the hearing, a North Oakland resident spoke in support of the plan, and a property owner in the industrial area commented on the proposed park in that area. 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.
- *Target Alcohol Sales.* On a 4-1 vote (Council member Atkin voting no), the Council approved a "finding of public convenience or necessity" for the sale of alcoholic beverages at the new Target store in the East BayBridge shopping center, which is scheduled to open on March 6. This finding is required by the State Department of Alcoholic Beverages Control to issue a liquor license to Target.

January 22, 2011. The City Council and Redevelopment Agency held special meetings on Saturday, January 22, as follows:

- *Capital Improvement Program.* The Council held a four-hour workshop on the proposed Capital Improvement Program (CIP), including several categories of projects. This included a "vote by dots" exercise where the Council and public were invited to prioritize the projects that are competing for funding. In the next few months a survey will be mailed to residents and businesses asking them to rank the projects. On March 15, the Council will hold a study session to set priorities. The CIP will be presented to the Planning Commission on April 28 for a determination of consistency with the General Plan, and final adoption by the City Council is scheduled for May 17.
- *Redevelopment.* Immediately following the CIP workshop, the City Council and Redevelopment Agency held a special joint meeting to approve a cooperative agreement for public improvements and affordable housing in the event that the Redevelopment Agency is eliminated as proposed by the Governor. The Council also approved the first readings of two ordinances to extend the time limit to repay debt and collect tax increment funds for the two redevelopment areas.

- **Planning Commission.** The Planning Commission considered the following items at its January 27 meeting:
  - *Fostering Child-Friendly Housing and Creating a Family Friendly City.* At a study session, the Commission heard and discussed a presentation on ways to attract families with children to Emeryville through urban amenities and family-friendly housing.
  - *Stanford Avenue Street Vacation.* The Commission unanimously approved a finding of consistency with the General Plan of a partial vacation of the Stanford Avenue street right-of-way at the northwest corner of Hollis Street and Stanford Avenue to facilitate a property exchange to accommodate development of the Greenway adjacent to 5701 Hollis Street. The 5701 Hollis Street project, including the proposed property exchange, was previously approved by the Planning Commission on March 26, 2009.
  - *Café Artefact 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 located at 1185 Park Avenue.
  - *Bulls Eye Glass.* The Commission unanimously approved a Conditional Use Permit and Design Review to refurbish and reuse an existing 6,000 square foot building at 4000 Harlan Street. The use will include artisanal glass sales and warehousing, as well as classroom and showroom space, with a new building entrance on 40<sup>th</sup> Street and parking in a rear lot off of Harlan Street.
- **Zoning Update Steering Committee.** The Steering Committee did not meet in January. Its next regular meeting is scheduled for February 22.
- **Park Avenue District Advisory Committee.** The committee did not meet in January. Its next regular quarterly meeting will be on February 9.
- **Transportation Committee.** At its January 25 meeting the Committee discussed the farmers market and agreed to extend their permit on Haven Street with a limit on the hours music can be played. The Committee recommended approval of the route of the Shortest Triathlon Ever, taking place April 9, and staff's recommended bicycle and pedestrian improvements to the block of Hollis Street between 40<sup>th</sup> Street and Mandela Parkway, including bike lanes along half the block and new crosswalks.
- **Bicycle and Pedestrian Advisory Subcommittee.** At the January 3 BPAC meeting Alta Planning + Design presented and heard comments on the results of the survey that was distributed in the fall and led a discussion on a methodology for prioritizing bicycle and pedestrian improvement projects. The Committee also reviewed Oakland's design for Hollis Street south of 40<sup>th</sup> Street and forwarded a recommendation to the Transportation Committee.
- **Community Events Committee.** January 12, the Committee reviewed and approved two applications for weddings at the marina, an application for the American Cancer Society's Relay for Life event, and an application for weekly flag football games, both at the Secondary School.

## II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on January 12, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Fire Departments discussing the following projects:
  - *Heart and Soul Center of Light Church, 6101 Christie Avenue.* The committee reviewed a proposal for a religious assembly use in a former furniture consignment store space. Parking and use classification were discussed; no major issues were identified.
  - *Medical Offices, 5900 Christie Avenue.* DCC members reviewed a proposal to convert an existing office building to medical use by two groups of doctors. It was noted that the proposed demising wall in the center of the building will affect fire exiting requirements. The need for sidewalk and landscape improvements was also discussed.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
  - *Target.* The new store in the former Expo Design Center building in the East BayBridge shopping center is scheduled to open on March 6. Under the terms of the Memorandum of Understanding with Oakland that governs the center, our staff processed the Design Review approval while Oakland staff handled the building permit. As the project nears completion, Planning staff has made numerous site visits to ensure that the project, as constructed, complies with the Design Review approval. Several corrections have been made based on these inspections, including to the bike racks and trees. Target was granted a Temporary Certificate of Occupancy by the City of Oakland on January 25 and has begun stocking the store in preparation for the grand opening. This is one of six Target stores across the country opening on March 6, and one of 21 to be opened in 2011.
  - *Panera Bread, 40<sup>th</sup> and Horton Streets.* 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. These were discussed with the applicant in a telephone conference call on January 20, and with a follow-up email from staff including sketches of how the Commission's conditions could be met.
  - *Emeryville Center for the Arts.* Following a design competition of six local firms, 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 Jensen Architects of San Francisco to design the new arts center. On January 27 staff met with Jensen Architects and the ECA Executive Director and project manager to discuss the programming and the timeline for permit processing. It was determined that the project

would require a Design Review permit and Use Permit to allow the height to exceed 30 feet. It was also determined that a traffic study would need to be prepared for the project in order to qualify for the CEQA "In-fill Exemption". A Use Permit and Design Review application is anticipated soon and a study session is tentatively scheduled for the March 24 Planning Commission meeting.

- *Bulls Eye Glass*. As noted above, on January 27 the Planning Commission approved a Conditional Use Permit and Design Review to reuse an existing building at 4000 Harlan for artisanal glass sales and warehousing, classroom and showroom space. Staff met with the applicant and building owner on January 7, prior to the Commission meeting, to discuss the project. The drawings were revised based on this meeting, and the revised design was approved by the Commission.
- *Papermill Residential Project, 5780 Hollis Street*. On January 12, staff met with the developer regarding the design of the park that is to be built as part of the project. A community meeting is tentatively being planned for April. A two-year extension of the planning permits for the project was approved by the City Council on December 21. The applicant hopes to submit for a building permit later this year.
- *Escuela Bilingüe Preschool, 47<sup>th</sup> 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 the residential development on the adjacent site. Staff met with the applicants of the two projects on January 13 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 February 24, 2011. [Subsequently changed to March 24.]
- *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 April 28, 2011 Planning Commission meeting, with a study session at the March 24 meeting. (See Escuela Bilingüe Preschool discussion above).
- *64<sup>th</sup> and Christie Residential Building*. The Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> 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 City Council on first reading on January 18, with final passage scheduled for February 1.
- *Bay Street*. 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.

- *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 59<sup>th</sup> 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. A building permit for shoring was issued on January 21, 2011 and that work is expected to get underway shortly.
- *Emery Station West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> 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 62<sup>nd</sup> and Horton Streets, was approved by the City Council on February 16, 2010. Staff is awaiting the submittal of a building permit application.
- *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. The building permit was issued on January 10. The applicant hopes to assemble this house this summer, and has applied for a construction noise waiver for Saturday work, which will be considered by the City Council on March 1.
- *Pictopia Sign, 1300 66<sup>th</sup> Street.* A Major Sign Permit application for a new wall sign was submitted on February 1 and will be reviewed by the Planning Commission on February 24.
- *Christie Avenue Park.* On January 17, staff met with the developer of the Marketplace Redevelopment Project to discuss the potential for reconfiguring and enlarging Christie Avenue Park using a catalyst grant.
- *Potential Development Projects.* Staff met with Ellis Partners, the owners of the Emery Tech building at 65<sup>th</sup> and Hollis Streets, on January 19 to brainstorm possible future development projects for the firm in Emeryville.

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

- *Design Review*

- *Trader Vic's Trash Enclosure, 9 Anchor Drive.* A minor Design Review application to construct a new enclosure around existing trash bins was approved on January 24.
- *IKEA Rooftop Solar Panel System, 4400 Shellmound Street.* A minor Design Review application to install a new photovoltaic solar system on the roof of the IKEA store was received on December 30. Staff has asked for additional materials. (pending)
- *Novartis Building M Demolition, 1400 53<sup>rd</sup> Street.* A minor Design Review application to install a parking lot and landscaping in place of Building M on the Novartis campus, which is to be demolished, was received on January 13. Staff has requested additional drawings. (pending)
- *Third Floor Window Replacements, 5850 Shellmound Way.* A minor Design Review application to replace all of the third floor windows with new weatherproofed windows was received on January 25. (pending)

- *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, the vehicles were removed, resolving the issue on January 3, 2011.

- ***Advanced Planning Projects.***

- *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in January was to continue work on definitions of use types and to make final edits on the zoning maps. Planning and Public Works staff met on January 31 to begin review of the draft subdivision regulations. The draft outline of the new zoning code was reviewed and revised by project staff.
- *Capital Improvement Program.* Department heads, including the Planning and Building Director, met on January 18 to prepare for the City Council CIP workshop on January 22, described above. 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. This information was included in the draft CIP packet that was considered by the City Council at their workshop. The draft CIP will be presented to the Planning Commission on April 28 for a finding of consistency with the General Plan.
- *Pedestrian and Bicycle Plan.* A technical memorandum on project prioritization was completed and presented to the BPAC on January 3. The Technical Advisory Committee (TAC) met on January 24 to plan for the February 7 BPAC meeting. Consultants are drafting a list of potential projects for BPAC review at the meeting. A second draft of Working Paper #3: Transportation Profile is in progress.

- *Parks and Recreation Strategic Plan.* Staff and MIG edited the plan to reflect Planning Commission comments, distributed and posted the plan for public review, presented the plan to the City Council for adoption on January 18 as noted above, and coordinated regarding production of the final document. On January 5, staff met with a property owner about a proposed park in the industrial area in the north part of the city, and made minor revisions to the plan to address his concerns prior to Council adoption of the plan.
- *Shellmound Design Guidelines.* On January 25, staff met with our urban design consultants, WRT, and Marketplace developers TMG and their architects to discuss how the proposed Shellmound Design Guidelines will affect the Marketplace Redevelopment Project. TMG agreed to prepare some designs for staff to consider incorporating into the guidelines.
- *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 considered by the City Council at their January 22 workshop.
- *Traffic Facilities Impact Fee Ordinance.* Staff had a kick-off meeting with Fehr and Peers on January 21 where the scope of the study was discussed. It was determined that the study would be an update to the existing Traffic Facilities Impact Fee, rather than a new fee. The first deliverable expected from the consultant is a memo that will provide a summary of the amount of fees collected and how they were used since 1998. It was decided that staff would have a monthly meeting with the consultant either in person or via conference call.
- *Sustainable Transportation Plan.* Staff edited the administrative draft plan and began adding updates, in preparation for review by the Planning Commission in March and the City Council in May. Staff sent a bus stop inventory to Fehr and Peers for use in the Transportation Impact Fee Study and the Pedestrian and Bicycle Plan.
- *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. Preliminary archaeological investigation work is underway at the site.
- *9<sup>th</sup> Street/Greenway Connection.* Our staff is participating in Berkeley's design and construction of the bike path connection between the Emeryville Greenway and the 9<sup>th</sup> 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. Emeryville and Berkeley City Councils have both approved an Agreement for Design and Construction of a Joint Multi-Use Pathway.



- *Powell-Stanford Greenway.* As noted above, on January 27 the Planning Commission approved a finding of consistency with the General Plan of a partial vacation of the Stanford Avenue street right-of-way at the northwest corner of Hollis Street and Stanford Avenue to facilitate a property exchange to accommodate development of the Greenway adjacent to 5701 Hollis Street. The 5701 Hollis Street project, including the proposed property exchange, was previously approved by the Planning Commission on March 26, 2009. As a result of this property exchange, the owners of 5701 Hollis Street will get the City-owned parking lot at Hollis and Stanford, and the City will get a wider Greenway between Powell and Stanford. Construction of this segment of the Greenway was included in the updated Capital Improvement Program that was considered by the City Council their January 22 workshop.
- *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 presented a summary of the Sustainable Communities Strategy (SCS) to the City Council on January 18, as noted above, and posted the presentation to the Technical Advisory Working Group's collaborative website. The Planning and Building Director attended the Regional Advisory Working Group meeting at ABAG on January 4, at which proposed performance targets for the SCS were discussed, and a presentation was made on a recently completed assessment of schools in Priority Development Areas.
- *Sea Level Rise.* Planning staff is participating in the Adapting to Rising Tides (ART) project, a joint effort of the San Francisco Bay Conservation and Development Commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA). While BCDC is developing regional policies to address sea level rise, the ART project will study the western Alameda County corridor between Emeryville and Hayward in more detail. On January 26, staff attended a meeting with BCDC, NOAA, ICLEI (an organization of local governments committed to addressing climate change), the Metropolitan Transportation Commission, Caltrans, Alameda County, the University of California Berkeley, three institutes, and the cities of Emeryville, Oakland, San Leandro and Hayward. This year the group will gather and analyze data to assess vulnerability of public assets to sea level rise in the Emeryville-to-Hayward sub-region. Next year the group will develop a strategy to resolve the vulnerabilities that have been identified. This effort is part of the Sustainable Communities Strategy process. Participants named several relevant research projects that are in progress. The team identified needs for data on assets.
- *Countywide Transportation Plan.* On December 7, staff attended a meeting of the Technical Advisory Working Group for the Countywide Transportation Plan, County Expenditure Plan and regional Sustainable Communities Strategy. The group discussed goals, screening measures for use in prioritizing proposed transportation projects, and an outreach strategy including four regional workshops and an outreach toolkit for local use. The first two workshops will be on February 26 at 10:30 at the Fremont Public Library

and on an evening during March 1-3 at the Alameda County Transportation Commission office at 1333 Broadway in Oakland. City staff sent corrections to a draft briefing book.

- *Farmers Market.* On January 6, representatives from the Planning and Building, Public Works, Community Services, and Police Departments met to discuss a possible farmers market location on 61<sup>st</sup> or 62<sup>nd</sup> Streets between Hollis and Doyle Streets. The group concluded that the existing site on Haven Street is the best current alternative, and identified the area under the Powell Street Bridge, between Shellmound Street and the railroad, as a possible future location.
- *Water-Efficient Landscape Ordinance.* The City Attorney's Office is reviewing a draft ordinance, which includes Bay-Friendly provisions requested by Stopwaste.org (Alameda County's waste management authority). Emeryville needs to have an adopted Bay Friendly Water Efficient Landscape Ordinance by June to qualify for Stopwaste.org grant funds. The ordinance is tentatively scheduled to be considered by the Planning Commission in April and by the City Council in May.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the summer.
- *PG&E Addresses.* On January 5, staff met with PG&E representatives regarding review of their data base of service addresses. PG&E is updating its list as part of a shift to a Geographic Information System. Review by the cities is important because PG&E collects a utility tax for the cities. Staff compared PG&E's list to ours, made several corrections, and discussed how to deal with properties in the Joint Planning Area where Emeryville and Oakland split tax revenues. The response is due by February 5.
- *Housing Data for the School District.* Planning and Building staff worked together to send an update of residential projects to the Emery Unified School District, to help the District qualify for State funding. The data included the number of units in each residential project and when each project received planning approval, building permits and certificate of occupancy.
- *Census Bureau Boundary and Annexation Survey.* Staff responded to the U.S. Census Bureau's annual Boundary and Annexation Survey. This survey allows local governments to correct streets and other features as well as city boundaries. Staff confirmed that changes requested earlier have been made, and sent a "no change" response.

### **III. Building Division**

- *Permit and Inspection Activity.* The attached tables summarize the seventh month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of January continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal year 2009-2010. For January a total of 50 permits have been issued, based on a total valuation of \$1.7 million and generating \$53,000 in fees, similar to the month of November 2010. During the same period, 283 inspections have been conducted, of which

180 (63%) were related to major projects, and 103 (37%) 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), Krubiner House at 5507 Beaudry Street (a new two-story prefabricated modular house), Clif Bar photo-voltaic solar panel system at Emery Tech, Magnolia Terrace, Liquid Sugar (construction defects), the Courtyards at 65<sup>th</sup> Street (construction defects), Andante (construction defects), Bridgework Apartments (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 2011 including the San Pablo Townhouses, Papermill residential and live-work project, Bakery Lofts (Phase IV), EmeryStation Greenway, EmeryStation West/Transit Center, City of Emeryville Fire Station #2 replacement, and the Ambassador Townhouse project, building A.
- **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 January the Director of Planning and Building received four questionnaires, 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 January included:
  - *Pixar Phase II* – 1200 Park Avenue; super structure, mechanical, electrical, and plumbing.
  - *Pixar Phase II* – 1200 Park Avenue; engineering revisions for basement stairs.
  - *Novartis* – 5401 Chiron Way, Building 7A; emergency power.
  - *Innovative Interfaces* – 5850 Shellmound; tenant improvements.
  - *IKEA* – 4400 Shellmound Street; photo voltaic solar system.
  - *63 Emery Bay Drive* – kitchen and bathroom remodel.

- *4313 Essex Street* – residential photo voltaic solar system.
  - *Arcadis* – 2000 Powell Street; tenant improvements.
  - *1555 Park Avenue* – commercial gas line installation.
  - *1258 Ocean Avenue* – two new single-family dwellings.
  - *Art Studio* – 3800 San Pablo Avenue; tenant improvements.
  - *Andante (four buildings)* – 1121 40<sup>th</sup> Street; construction defect repairs.
  - *Ambassador Townhomes, Buildings B and C* – 3621 Adeline Street.
  - *Courtyards at 65<sup>th</sup>* – 1465 65<sup>th</sup> Street; phase 16-20, construction defect repairs.
  - *Liquid Sugar Building A* – 1245-1283 66<sup>th</sup> 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 January for the following projects:
    - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
    - *Amyris* – 5885 Hollis Street, 1<sup>st</sup> floor; tenant improvements.
    - *AC Transit* – 1177 47<sup>th</sup> Street; hydrogen refueling station.
    - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40<sup>th</sup> Street Building II; exterior building envelope renovation.
    - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence.
    - *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 40<sup>th</sup> 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.
    - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence.
    - *AC Transit* – 1177 47<sup>th</sup> 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.
    - *EmeryStation Greenway* – 5800 Hollis Street; shoring and underpinning.
    - *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.*** During January, no temporary or final certificates occupancy were granted. Sixteen sub permit types have received final building permit signoffs.
- ***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, WC<sup>3</sup>. In January, these procedures facilitated the following submittals:
  - Same day plan check/permit issuance (fast track) for 17 submittals.
  - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 8 applications submitted.
- ***Contacts and Inquires.*** Building Division staff fielded a total of 168 counter contacts and 106 telephone queries in January.
- ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for January. 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 283 inspections in January and anticipates this trend to continue throughout this calendar year. This is an average of 142 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 7 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. Now that the 2010 California Building Codes are in affect, Building staff continues to participate in training and discussion reviewing the new code’s administration, interpretation, 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, 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

- ***Alameda County Planning Directors Meeting.*** On January 21, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Newark. The directors and a representative from the Alameda County Transportation Commission discussed the regional Sustainable Communities Strategy (SCS) being developed by ABAG and MTC as required by SB 375, and the status of the cities' briefings to their City Councils. As noted above, our City Council received a briefing on January 18. Other cities in the county are scheduled for briefings in January and February, prior to the release of the "Initial Vision Scenario" in early March.
- ***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, January 14, the group met all day at the University of California for "Education Day". Presentations were made by the U.C. Berkeley Vice Chancellor for Student Services, the Assistant Superintendent for Instructional Services of the Berkeley Unified School District, the Superintendent of the Emery Unified School District, the President of Berkeley City College, the Deputy Director of the U.C. Berkeley Center for Educational Partnerships (representing "Cal Prep Academy" secondary school), and a Facilities Services planner for U.C. Berkeley who is also a member of this Leadership class.
- ***State of the City Address.*** On January 19, the Planning and Building Director attended the Chamber of Commerce's annual State of the City luncheon and heard very informative presentations from the Mayor and City Manager.
- ***Planning Outreach to Students.*** Senior Planner Miroo Desai organized and participated in providing information regarding planning issues and planning as a career to College Preparatory and Architecture Academy high school students on January 27. This was done in association with the Northern Section of the California Chapter of the American Planning Association.
- ***Bike Sharing Programs Webinar, Association of Pedestrian and Bicycle Professionals.*** On January 19, Assistant Planner Arly Cassidy attended a webinar on bike sharing programs. She learned about bike sharing programs launching globally and in the U.S., with two case studies presented in more detail on Denver and Minneapolis, where the programs are thriving. Theft of bikes is minimal and the cost savings to the community is significant. Various pricing structures can be tailored to each community to encourage different types of customers, including commuters, tourists, shoppers, and recreational riders.
- ***Building Division Code Enforcement Actions.*** For the month of January, "Requests for Services" were investigated as follows:
  - ***1056 45th Street.*** At the request of the property owner the Building Division investigated the property for alleged work without permits and to determine the amount of legal units on the property. The investigation indicated various buildings on the property with construction of a rear unit conversion storage/garage area to a habitable unit without the benefit of planning approvals and building permits. As a result, a stop work notice was

placed on the structure. The Building Division has sent notices of violation to direct the property owner to either obtain Planning and Building Department approvals to legalize the rear structure or obtain a building permit to revert the structure to the previous identified occupancy. In addition staff has sent a letter to the property owner to schedule an inspection to appropriately determine the correct number of habitable legal units for real estate purposes.

- *1077 43rd Street, Unit A.* During January’s Community Preservation Committee meeting, the property owner made comments concerning his attempts to comply with the Building Division directive and address the cause and repairs of the unit as a result of recent rains. The tenant was asked to vacate the premise as a result of the disconnected electrical service and water intrusion, which rendered the unit uninhabitable. A permit was obtained in December to abate the issues; however coordination between the owner and tenant to repair the unit has proven to be difficult. Building Division staff received a letter of certification for code compliance from a licensed electrician in addition to staff’s inspection of the electrical system for life safety minimum compliance, as a result of which the unit was granted occupancy. Subsequently the tenant filed a code enforcement action to resolve alleged property maintenance issues. This is currently being investigated by the Building Division.
- *1536 Brunswig Lane.* The property owners inquired if permits were necessary for work performed by a California licensed plumber. According to the property owners, work was completed by the plumber for a downstairs bathroom. The Building Division staff confirmed extensive plumbing work of a downstairs bathroom was constructed without benefit of plumbing permits. The Building Division has sent a letter stating that a violation has occurred and directing the property owners to obtain the services of a licensed plumber and appropriate permits for approvals for construction or deconstruction of the bathroom. The work was performed by a licensed plumber who has assessed charges for services rendered to the property owners. The Chief Building Official will report this individual to the California State Contractors License Board for their investigation purposes.
- **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 January 26 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- **Website Update.** The Planning Division main page now has a heading under the menu bar called “Plans in Progress”. This page includes links to the recently adopted Parks and Recreation Strategic Plan, and to the Sustainable Transportation Plan and Pedestrian-Bicycle Plan, which are 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. Our intern has continued entering historical planning project data and assisting the IT Manager in the development of the City's GIS system by editing General Plan map layers so they resemble the maps in the printed General Plan.
- ***Citywide Party.*** On January 14, the Planning and Building Director attended a citywide party at the Secondary School hosted by the Emery Unified School District to celebrate the community's passage of Measure J last November that provides for the issuance of \$95 million in bonds to make the Emeryville Center of Community Life a reality.

#### **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
<b>PERMITS ISSUED</b>													
Building Permits	18	23	67	17	17	25	19	0	0	0	0	0	186
Plumb., Elec., Mech.	32	42	30	27	22	19	27	0	0	0	0	0	199
Fire	14	7	17	6	7	9	4	0	0	0	0	0	64
<b>MON. TOTALS</b>	<b>64</b>	<b>72</b>	<b>114</b>	<b>50</b>	<b>46</b>	<b>53</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>FISCAL YEARLY TOTAL</b>	449
<b>VALUATION</b>													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	1,758,725	754,691	0	0	0	0	0	14,754,359
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	83,881	0	0	0	0	0	1,051,750
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	8,048,652	843,971	0	0	0	0	0	21,523,903
<b>MON. TOTALS</b>	<b>3,156,207</b>	<b>3,348,264</b>	<b>7,139,966</b>	<b>10,405,397</b>	<b>1,732,008</b>	<b>9,865,627</b>	<b>1,682,543</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>FISCAL YEARLY TOTAL</b>	37,330,012
<b>FEES COLLECTED</b>													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	8,803.37	48,396.99	8,503.68	0.00	0.00	0.00	0.00	0.00	179,219.68
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	422.00	95.00	0.00	0.00	0.00	0.00	0.00	1,688.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	1,760.67	9,803.40	1,700.75	0.00	0.00	0.00	0.00	0.00	35,844.10
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	13,661.23	74,953.74	13,283.41	0.00	0.00	0.00	0.00	0.00	280,120.93
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	5,914.45	48,368.91	15,121.93	0.00	0.00	0.00	0.00	0.00	188,752.20
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	3,964.76	225.04	0.00	0.00	0.00	0.00	0.00	13,485.14
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	2,012.07	12,383.79	1,992.42	0.00	0.00	0.00	0.00	0.00	51,256.92
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	1,282.48	11,190.62	1,028.03	0.00	0.00	0.00	0.00	0.00	43,556.36
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	1,222.09	10,368.02	564.71	0.00	0.00	0.00	0.00	0.00	27,464.86
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	2,056.31	314.40	0.00	0.00	0.00	0.00	0.00	7,049.85
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	130.59	0.00	0.00	0.00	0.00	0.00	2,732.99
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	2,845.75	20,575.27	1,733.02	0.00	0.00	0.00	0.00	0.00	53,553.83
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	1,350.00	2,096.80	0.00	0.00	0.00	0.00	0.00	10,796.80
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	6,186.51	0.00	0.00	0.00	0.00	0.00	6,408.35
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
<b>MON. TOTALS</b>	<b>92,519.26</b>	<b>118,218.35</b>	<b>172,809.60</b>	<b>182,694.64</b>	<b>39,318.27</b>	<b>268,850.75</b>	<b>52,976.29</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
												<b>FISCAL YEARLY TOTAL</b>	927,387



**Planning and Building Department**

Major Development Projects

January 2011

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	City and EUSD collaborating on environ review. Voters approved \$95 million bond measure 11/2/10.						
<b>Center for the Arts</b> 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.						
<b>Gateway @ Emeryville</b> 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.						
<b>Bay Street "Site A"</b> NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>Escuela Bilingüe</b> 4550 San Pablo Ave.	Preschool - 7,500 s.f. in existing building.	PC study session 3/24/11; PC hearing 4/28/11.						
<b>Panera Bread</b> SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved 12/9/10.				<b>PC - 12/9/10</b>		
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 193 units	CC approved 10/19/10. PC approved DA 12/9/10; CC approved first reading of DA ordinance 1/18/11.				<b>CC - 10/19/10</b>		
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.				<b>PC - 6/24/10</b>		
<b>Emery Station West @ Transit Ctr</b> 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.				<b>CC - 2/16/10</b>		
<b>39th and Adeline Project</b> 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.				<b>CC - 1/20/09</b>		
<b>Papermill Project</b> 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.				<b>CC - 11/18/08</b>		
<b>Bakery Lofts Phase IV</b> 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.				<b>CC - 11/20/07</b>		
<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	PC recommended denial of 2nd extension request 12/9/10. CC hearing 1/18/11 continued to 2/1/11.				<b>CC - 4/17/07</b>		
<b>4520 San Pablo Townhouses</b> NE San Pablo Ave. & 45th St.	Residential - 29 units	PC study session on extension request 3/24/11. PC to consider 2-year extension on 4/28/11.				<b>PC - 12/14/06</b>		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Ambassador Housing</b> 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			
<b>Baker Metal Live-Work</b> 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 extended to 6/30/11..			PC - 8/27/09			
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit extended to 6/18/11 at applicant's request. Shoring permit issued 1/21/11.			CC - 5/19/09			
<b>AC Transit Hydrogen Energy Sta.</b> 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			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	PC approved 2/28/08. Building permit issued 1/10/11. Noise waiver scheduled for CC 3/1/11.			PC - 2/28/08			
<b>Police Station Renovation</b> 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			
<b>Magnolia Terrace</b> 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			
<b>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
<b>Marina South Basin Improvements</b> 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			
<b>Target</b> 1555 40th St.	Retail - 140,000 s.f. in former Expo Design Center building	Oakland issued building permit 6/25/10 and TCO 1/25/11. Store to open 3/6/11.			DPB - 2/19/10			
<b>Pixar West Village</b> 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			
<b>Clif Bar</b> Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Tenant improvements finaled 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			DPB - 6/19/09			
<b>Oak Walk Mixed Use Project</b> 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**  
**January 2011**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<b>EmeryStation West @ Emeryville Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Bay Street – Site A</b> Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**January 2011**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Bay Street - Site B</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><b>Marketplace Redevelopment</b> Phase I – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> 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. 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 and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council approved first reading of ordinance on January 18, 2011.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p><b>Marketplace Redevelopment</b> 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**  
**January 2011**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Oak Walk Mixed Use Project</b>            4002 San Pablo Avenue            UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41<sup>st</sup> Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41<sup>st</sup> Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41<sup>st</sup> Street relocated to new location at corner of Adeline &amp; 40<sup>th</sup> Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41<sup>st</sup> 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><b>Gateway @ Emeryville</b>            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>

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<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Papermill Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010.	Amir Massih Archstone Smith (510) 235-1170
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> 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. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Magnolia Terrace</b> 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 <sup>st</sup> Street, and conversion to five independent living units for people with developmental disabilities.	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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<p><b>Ambassador Housing</b>            36<sup>th</sup> &amp; 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 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> 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><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12 and DR06-19</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><b>4520 San Pablo Townhouses</b>            Northeast corner of San Pablo Avenue and 45<sup>th</sup> Street            UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008. Two-year extension to be considered by Planning Commission on April 28, 2011, with study session on March 24, 2011.</p>	<p>Ramiro Marini            (415) 307-8107</p>

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<p><b>Bakery Lofts Phase IV</b>  Southeast corner of 53<sup>rd</sup> and Adeline Streets  UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension 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><b>Ocean Lofts</b>  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. Building permit applications submitted on January 18, 2011. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011.</p>	<p>Ali Eslami  (510) 774-8387</p>

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<b>Krubiner Prefabricated House</b> 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. Issued building permit on January 10, 2011. Construction noise waiver scheduled for March 1, 2011 City Council meeting.	Seth Krubiner (415) 602-3326
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Pixar Animation Studios, Phase II</b> 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
<b>Pixar West Village</b> 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
<b>Clif Bar</b> Emery Tech Building 1400 65 <sup>th</sup> 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. Issued building permit for third phase of photo-voltaic system on December 14, 2010.	Dean Rubinson (415) 373-7706

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<b>Emery Station Greenway</b> 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. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011.	Geoffrey Sears Wareham Development (415) 457-4964
<b>OTHER</b>			
<b>Panera Bread</b> Southwest corner 40 <sup>th</sup> & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission approved December 9, 2010.	Christopher Wadleigh (949) 702-0700
<b>Target</b> 1555 40 <sup>th</sup> 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 2, 2010. Oakland issued temporary certificate of occupancy on January 25, 2011. Store scheduled to open March 6, 2011.	John Dewes Target (612) 761-1558
<b>Police Station Renovation</b> 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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<b>Emeryville Marina South Basin Improvement</b> 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
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> 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
<b>Escuela Bilingue</b> 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 study session scheduled for March 24, 2011, and public hearing scheduled for April 28, 2011.	John Horsh (510) 872-6182
<b>Fire Station #2</b> 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
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255

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<p><b>Emeryville Center for the Arts</b>            4060 Hollis Street            DR07-05</p>	<p>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.</p>	<p>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.</p>	<p>Sheila Bergman            Executive Director            (510) 601-0520</p>
<p><b>AC Transit Hydrogen Energy Sta.</b>            1177 47<sup>th</sup> Street            UP08-09, DR08-20</p>	<p>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.</p>	<p>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.</p>	<p>Jaimie Levin            AC Transit            (510) 891-7244</p>