




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

**We help the people of Emeryville
develop and realize their vision
for the built environment.**

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

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 April 5 meeting (the April 19 meeting was canceled for Passover):
 - *Stanford Avenue Street Vacation.* The City Council passed a resolution vacating a portion 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.
 - *Sewer Laterals.* The Council introduced an ordinance amending the Municipal Code to require property owners to have a verification test of their sewer laterals, and replace the laterals if they fail the test, before (1) selling their property, (2) obtaining a building permit for construction valued at \$100,000 or more, or (3) changing the size of their water meter. The ordinance also requires grease interceptors for new and remodeled food service establishments, a requirement that was previously enforced by the East Bay Municipal Utility District (EBMUD). This ordinance is in response to a lawsuit filed by the U.S. Environmental Protection Agency and the Regional Water Quality Control Board against EBMUD and the cities that it serves, including Emeryville. Final passage of this ordinance is expected on May 3.
 - *Food Vendors.* The Council introduced an ordinance related to food and non-food vendors in the public right-of-way. This was based on the recommendations of the Street Vendor Task Force previously created by the Council to study the issue. Food vendors would have to obtain a permit from the Police Department and a business license, and

would be subject to a number of restrictions, including hours from 6 a.m. to midnight, a 200-foot separation from brick-and-mortar restaurants and other mobile food vendors, and a prohibition from locating in the RM Medium Density Residential and SM Shoreline Management zones. Non-food vendors would be subject to similar regulations, with hours limited from 8 a.m. to 7 p.m. The ordinance also covers farmers markets, which would get a single permit for all of their vendors, who would not be subject to the 200-foot separation requirement from each other. Final passage of this ordinance is expected on May 3.

- *Farmers Market.* The Council approved a resolution allowing the Island Earth Farmers Market to operate on Haven Street through July 28.
- *Powell Street Urban Design Plan.* The Council adopted this plan for the Powell Street corridor between Christie Avenue and Frontage Road. The plan has been in preparation for several years, and has been reviewed at several Planning Commission and City Council study sessions and community meetings. The impetus for the plan was to optimize travel by all modes in response to traffic projections for several major development projects in the vicinity of the most congested portion of Emeryville’s roadway system. The plan includes improvements for pedestrian, bicycle, transit, and motor vehicle circulation as well as significant visual enhancements at this important gateway to the City.
- *Sustainable Communities Strategy – Initial Vision Scenario.* The Council reviewed a scenario released as a starting point in a regional planning process mandated by SB 375 to reduce greenhouse gas emissions and house all of the region’s workers. The scenario allocates more household growth and less job growth to Emeryville than the Emeryville General Plan. The Council approved a letter from Mayor Davis to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) suggesting that the regional agencies challenge other cities to match Emeryville’s General Plan household growth rate rather than adding more households in cities that have planned for growth.
- ***Planning Commission.*** The Planning Commission considered the following items at its April 28 meeting:
 - *Sustainable Communities Strategy – Initial Vision Scenario.* Staff reported on the letter from the Mayor to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) that was approved by the City Council on April 5 (see above).
 - *General Plan Annual Progress Report.* The Commission approved the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2010, and forwarded it to the City Council for approval and submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development. The report is scheduled for City Council review on May 17.

- ***Zoning Update Steering Committee.*** The Zoning Update Steering Committee met on April 26 and heard a report on staff and consultant progress on the zoning update project. Staff reviewed the overall progress on developing chapters and sections of the new zoning regulations. This was followed by a discussion of work completed in recent months on nonconforming uses, code administration, and subdivision regulations. The Steering Committee also heard a presentation on the General Plan Annual Report and on SB 375 and the Sustainable Communities Strategy. The next meeting of the Steering Committee will be June 28.
- ***Park Avenue District Advisory Committee.*** The committee did not meet in April. Its next regular quarterly meeting will be on May 11.
- ***Housing Committee.*** On April 6 the Housing Committee approved the Annual Progress Report on the Implementation of the Housing Element for Calendar Year 2010 and recommended that the City Council forward it to the State Department of Housing and Community Development (HCD).
- ***Community Preservation Committee.*** At its regular quarterly meeting on April 21, the committee discussed the news rack ordinance, cottages at the end of 48th Street, and the status or various properties of concern throughout the city.
- ***Transportation Committee.*** At its April 26 meeting, the committee recommended that a red zone at 6450 Hollis Street be eliminated. Hollis Street bike lane restriping south of 40th Street was discussed and it was mentioned that it was important to get feedback from the Bicycle and Pedestrian Advisory Subcommittee (BPAC). Chair Davis inquired about BPAC's comments on the draft Pedestrian and Bicycle Plan.
- ***Bicycle and Pedestrian Advisory Subcommittee.*** At the April 4 BPAC meeting Alta Planning and Design presented a memorandum on Emeryville's Bicycle Boulevards with recommendations for policies and treatments. The BPAC generally concurred with the recommendations. There was much discussion on the Horton/Overland Bicycle Boulevard. The memorandum showed how a system of traffic diverters could be used to slow and deter automobile traffic on Horton Street. Subcommittee members agreed with the consultant's recommendation that focused traffic studies would be needed prior to installation of traffic diverters. The BPAC also heard a short presentation by Officer Giddings of the Emeryville Police Department on bicycle safety and learned that Thursday, May 12 is Bike to Work Day.
- ***Community Events Committee.*** On April 13, the committee approved an Emery Unified School District celebration of the end of state testing, and a wedding at Marina Park.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on April 13, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire Departments, discussing the following projects:
 - *Emeryville Center for the Arts, 4062 Hollis Street.* The committee reviewed this proposal for adaptive reuse that will involve renovation of an existing 30,000 square foot vacant building to accommodate an arts and cultural center. A concern was expressed regarding the building interface with the civic plaza behind Old Town Hall. In addition, the possibility of revising the scheme such that it made the restaurant space more accessible to those who are not there to visit the theater or gallery was discussed including the possibility of having outdoor seating on Hollis Street by utilizing the space towards the south of the building. Major concerns were expressed regarding loading operations, particularly for day to day operations such as trash and delivery vehicles supporting the restaurant. Public Works staff indicated that the sidewalk on the east side of Hollis would need to be rebuilt and new trees planted. Public Works staff did not have a problem with the proposal to switch existing on-street parking on the west side of Hollis Street to the eastern side. There were some design concerns regarding the entryway to the building and its failure to make a statement.
 - *Bullseye Glass, 4514 Hollis Street.* This is a proposed re-use of an existing industrial building for retail, showroom and classroom space for Bullseye Glass. The Committee wanted clarification on whether the major entry door to the facility would be the one facing the street or the parking lot, as the plans were inconsistent. It was felt that the one facing the street should be the main entrance. It was noted that the proposed bike parking does not appear to have enough clearance and it was suggested that the applicant refer to the Association of Pedestrian and Bicycle Professionals (APBP) standards. Clarification regarding trash and recycling operations was also sought. It was noted that there were no lights in the parking lot and, given that there would be evening programming, the plans should include some lighting. Any proposed light poles would need to be consistent with the Park Avenue design guidelines. It was suggested that the window trims be painted as part of the project.
 - *Pak N Save facelift, 3889 San Pablo Avenue.* The DCC reviewed a proposal to allow multiple ground and building signs. The Committee agreed that the "S" Safeway logo with the red color was acceptable in all signs except the pylon sign on Hollis Street, but that the pylon sign on San Pablo Avenue should not be permitted. The pergola display sign on Hollis Street was considered acceptable if it was internally illuminated. It was asked exactly what material was proposed on the main store signs. The Committee wanted confirmation whether metal beams currently yellow in color would indeed be painted black. It was also recommended that the large south-facing sign should be eliminated or, at the very least, reduced in size. It was noted that the trash compactor near the south-facing sign needed to be replaced and that the project needed bike parking. There was a recommendation that the applicant be asked to construct a pedestrian crossing across San Pablo Avenue as shown in the General Plan; however, the Public

Works Director advised that Caltrans, which has jurisdiction on San Pablo Avenue, was against such a crossing.

- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Escuela Bilingüe Internacional, 4550 San Pablo Avenue.* On March 24, the Planning Commission approved a Conditional Use Permit on a 7-0 vote with minor changes to the conditions of approval for a school that includes pre-kindergarten through 8th grade classes in an existing 28,000 square foot building. The school will occupy the building in three phases over approximately four years as current leases held by Social Vocational Services (portion of first floor) and Living Hope Christian Center (second floor) expire. The existing parking area will be reconfigured to provide required parking spaces, a play area and landscaping. The Commission's decision was appealed by three neighbors; the City Council will hold a hearing on the appeal on May 19.
 - *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. This request is currently on hold pending negotiations to sell the property to Escuela Bilingüe. (See discussion above).
 - *Public Market Entry Canopy, 5959 Shellmound Street.* A Major Sign Permit and Minor Design Review permit for three new signs and one new entryway at the west, north and east entries to the Public Market was denied by the Planning Commission on March 24 on a 3-2 vote with two Commissioners recused. The Commission's decision was appealed by the applicant; the City Council will hold a hearing on the appeal on May 17.
 - *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. The project will require a Design Review permit and a Use Permit to allow the height to exceed 30 feet, and a traffic study will need to be prepared for the project to qualify for the CEQA "In-fill Exemption". A study session is tentatively scheduled for the Planning Commission's June meeting, with a decision hearing in September. The project was reviewed by DCC on April 13 (see above).
 - *Panera Bread, 40th 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, 2010. Under the terms of the Memorandum of Understanding with Oakland that governs the East BayBridge retail center, Emeryville is handling 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. Staff has had ongoing discussions with Panera

about these changes, including a requirement for a mural depicting Emeryville history on the south wall.

- *Pak 'n Save by Safeway, 3889 San Pablo Avenue.* A Design Review application for a façade upgrade and new signage was submitted on March 31 and will be reviewed by the Planning Commission on May 26. The project was reviewed by DCC on April 13 (see above).
- *Bullseye Glass, 4515 Hollis Street.* A Conditional Use Permit and Design Review permit application for a new glass store, gallery, warehouse and classroom space was submitted on April 4 and will be considered by the Planning Commission on May 26. The project was reviewed by DCC on April 13 (see above).
- *Ambassador Housing Project.* This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. Staff received building permit applications for two townhouse buildings along Adeline Street on December 22, 2010, and provided comments to the applicant on February 15.
- *Papermill Residential Project, 5780 Hollis Street.* On March 24, staff met with the developer, Archstone, to discuss the process of site remediation, construction, and the design of the public park associated with this 166-unit residential project. A community meeting on the park design is anticipated in May or June with Planning Commission consideration on July 28 and Council approval on August 16.
- *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, 2010. 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. A Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1.
- *EmeryStation 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 needed to 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. Meanwhile, a building permit for shoring was issued on January 21, 2011 and that work is underway. The building permit for the main building was issued on February 25. The project is under construction.

- *Pixar, Phase II.* A temporary certificate of occupancy (TCO) was issued on April 15; a final certificate of occupancy (CO) is pending.
- *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.
- *EmeryStation 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.
- *Sherwin Williams Site.* An application for a grading permit for site remediation was received on March 1. The Planning Division signed-off the permit on April 21; it is still under review by other departments. On May 2, the State Department of Toxic Substances Control (DTSC) held a community meeting at Old Town Hall on the draft community safety plan with all the people who will be involved in carrying out and monitoring the site cleanup. Pre-remediation work is expected to begin in May, including fencing of the former Rifkin property, installation of sidewalk cover and sound barrier along Horton Street, installation of perimeter air monitoring equipment, on-site extension of the railroad spur, and operation of the soil vapor extraction system.
- *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 the house this summer. On March 15, the City Council approved a construction noise waiver for one weekend (Saturday and Sunday) between June 11, 2011 and September 4, 2011 from 8:00 a.m. and 6:00 p.m.
- *7-Eleven, 40th Street and San Pablo Avenue.* This is a proposal for a 24-hour store that will sell a variety of convenience items, including fresh produce and sandwiches, but not including alcohol, in the retail space of the Oak Walk project at the corner of 40th Street and San Pablo Avenue. Under the conditions of approval of the Oak Walk project, such a 24-hour store is allowed at this location, provided that alcohol is not sold and it is not a source of noise before 7 a.m. or after 10 p.m. Because of the store’s potential to cause noise and disruption for the Oak Walk residents and other neighbors, it has been

determined that any operating hours earlier than 7 a.m. or later than 10 p.m. must be approved by the Planning Commission. The applicant intends to apply for such approval, which is tentatively scheduled to be considered by the Commission in June. A Minor Sign Permit will be required for the proposed signage, and, if the store layout should result in any exterior changes to the building, Minor Design Review will also be required.

- *Wells Fargo Bank, Christie Avenue and Shellmound Street.* On April 21, staff met with representatives of Wells Fargo Bank and the property owner (who also owns the adjacent Sheraton Four Points hotel) to discuss a proposal for a 4,000 square foot free-standing bank at the northwest corner of Christie and Shellmound, which is now a surface parking lot serving the adjacent hotel and restaurant. Staff advised the applicant of the General Plan and zoning designations for the site; the City's vision for high-density, mixed-use, high-rise development in this area; and the Citywide Design Guidelines that call for wide sidewalks in the Regional Retail Overlay district.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Green Rehab of House, 5855 Vallejo Street.* A minor Design Review permit was submitted on February 2. Staff requested numerous changes to the plans, and the applicant resubmitted updated plans on April 11 for review (pending).
 - *Wireless Facility on Emery Station West, 5885 Hollis Street.* On April 4, an application to install two antennae and an associated equipment cabinet on the roof of Emery Station East at 5885 Hollis Street was received. The project was approved as the equipment cabinet, although visible from the street, was screened with a material that matched the existing noise screen on the roof.
 - *Blackdot Wireless Facility, 1255 Powell Street.* Staff received an application for a wireless facility to be installed on the water tank located at 1255 Powell Street, with an equipment cabinet to be located next to the sidewalk. The application is pending submittal of plans for an alternate location for the equipment cabinet.
 - *Watergate Office Towers, 1900, 2000, and 2200 Powell Street.* On April 27, staff met with the new owners of three of the four Watergate office towers and discussed their plans for a major upgrade of the property, including new pavement, landscaping, entry steps and canopies, and signage. This will require Minor Design Review.
 - *Signs*
 - *Black Diamond Café.* An application to install two hanging signs for a café located at 6399 Christie Avenue (ground floor of Avenue 64 apartment building) was received on April 20 (pending).

- *Other*

- *Pixar Animation Studios, Phase II, 1200 Park Avenue.* Staff approved an urgent noise waiver to allow landscaping work on Saturday, April 23. The work was necessary to avoid wet weather and take advantage of equipment availability.

• ***Advanced Planning Projects.***

- *General Plan and Housing Element.* Staff completed the 2010 General Plan Annual Progress Report and presented it to the Zoning Update Steering Committee and Planning Commission. The report includes the Annual Progress Report on the Implementation of the Housing Element for Calendar Year 2010, which was presented to the Housing Committee on April 6. The report will be presented to the City Council on May 17.
- *Zoning Update.* Staff continues to review sections of the new zoning regulations and provide status reports to the Zoning Update Steering Committee. The focus in April was on code administration and permits, non-conforming uses, and subdivision regulations. Two new draft sections have been transmitted by consultants for staff review.
- *Capital Improvement Program.* Department heads, including the Planning and Building Director, attended a special City Council CIP workshop on Saturday, January 22. However, as a result of the uncertainty concerning the Governor's proposal to eliminate redevelopment agencies, which will affect the funding of many CIP projects, a City Council study session scheduled for March 15, and a Planning Commission review of consistency with the General Plan scheduled for April 28, have been postponed indefinitely.
- *Pedestrian and Bicycle Plan.* A memorandum on Bicycle Boulevards was drafted by the consultants and reviewed by the Bicycle and Pedestrian Advisory Subcommittee on April 4. On April 7 staff and consultants participated in a phone conference regarding funding strategies for bicycle and pedestrian improvements. The Technical Advisory Committee (TAC) met on April 25 to discuss working papers, a draft outline of the plan, and the second community workshop scheduled for May 21. Staff and consultants started community outreach efforts for this event.
- *Parks and Recreation Strategic Plan.* The plan was adopted by the City Council on January 18. In April, staff distributed copies of the plan to relevant staff, Council Members, Planning Commission members, Ad Hoc Committee members and people who participated in preparation of the plan and will have role in implementation. An award application has been submitted to the Northern Section of the California Chapter of the American Planning Association.
- *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. A follow-up meeting is scheduled for early May.

- *Powell Street Urban Design Plan.* As noted above, this plan for the redesign of the Powell Street corridor between Christie Avenue and Frontage Road was adopted by the City Council on April 5. Components of it have been included as projects in the proposed Capital Improvement Program.
- *Traffic Facilities Impact Fee Update.* Fehr and Peers submitted a memo on February 10 that summarized the existing program, including collection of fees and expenditures since 1992, as well as a schedule for preparation of the update. Monthly status conference calls with the consultant are scheduled.
- *Sustainable Transportation Plan.* This draft plan prepared by Nelson\Nygaard addresses transit, transportation demand management, parking, pedestrian and bicycle connectivity and safety, and wayfinding. Staff emailed interested people about the May 3 City Council study session and posted the study session date on the plan web page.
- *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. Archaeological investigation work is underway at the site.
- *9th Street/Greenway Connection.* Our staff is participating in Berkeley's design and construction of the bike path connection between the Emeryville Greenway and the 9th Street Bicycle Boulevard in Berkeley. Construction began on February 28. Grading and drainage, as well as the concrete and decomposed granite pathways, are complete. Bulbouts will be complete by May 6, with signs, markings, benches, and trash cans to follow. The project should be substantially complete by June.
- *Powell-Stanford Greenway.* As noted above, on April 5 the City Council vacated a portion 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 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. Callander Associates, designers of Horton Landing Park, have been hired to design this section of the Greenway, and are facilitating a number of community meetings and study sessions on the project. On April 13, staff attended a homeowner's association meeting at Doyle Street Co-housing. A Planning Commission study session is scheduled for May 26.

- *Park Avenue District.* Staff compiled a list of businesses in the district, to look for businesses that might participate in a Park Avenue festival.
- *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 sent the letter from Mayor Davis that was approved by the City Council on April 5 regarding the Initial Vision Scenario (see above) to ABAG, MTC, Alameda County Transportation Commission (ACTC), and the County-wide Technical Advisory Working Group.
- *Regional Transportation Plan, Countywide Transportation Plan and Measure B.* Staff attended a meeting of the county-wide Technical Advisory Working Group on April 14. The group discussed development of a County land use scenario and a County-Wide Transportation Plan, and polling results showing support for renewal of Measure B. Staff began estimating household and job growth in Emeryville's Priority Development Area (PDA) and outside of the PDA, for ACTC use in devising the County land use scenario.
- *Bay Plan Amendment.* On April 21, the San Francisco Bay Conservation and Development Commission (BCDC) decided to release a discussion draft Bay Plan Amendment on May 6, hold a workshop dialog with three environmentalists and three business representatives on May 19 and possibly June 2, have staff meet with local governments in June and July, release the recommended amendment for public review in August, hold a hearing in September 1, and vote on adoption on October 6.
- *Adapting to Rising Tides.* 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. Staff enrolled for web-based training on May 13.
- *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 adopt a Bay Friendly Water Efficient Landscape Ordinance this year to qualify for Stopwaste.org grant funds.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the fall.
- *Addresses.* Staff worked with Public Works staff to update multi-family addresses for recycling outreach.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the tenth month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of April 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 April a total of 47 permits have been issued, based on a total valuation of \$2.7 million and generating \$98,000 in fees. During the same period, 320 inspections have been conducted, of which 181 (56%) were related to major projects, and 139 (44%) 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 2010 and will be granted their final certificates of occupancy when Stormwater Operational and Maintenance agreements are in place and other conditions are met. Construction has started on the EmeryStation Greenway project and 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 65th Street (construction defects), Andante (construction defects), Bridgecourt Apartments (building envelope remediation), AC Transit hydrogen refueling station, and the City of Emeryville Police Station renovation projects. Building permit applications have been submitted for the Ambassador Townhouse project, Buildings B and C, and Bakery Lofts (Phase IV). The Building Division anticipates several new development projects in 2011 including the Papermill residential and live-work project, Sherwin Williams grading and site remediation work, 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 provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative processes 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 April 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 April included:

- *Innovative Interfaces* – 5850 Shellmound 3rd floor; tenant improvements.
 - *Sherwin Williams Site* – Shoring/grading (with City Attorney and Public Works).
 - *1900 Powell Street* – Demolition, 12th floor.
 - *2000 Powell Street* – Suites 100, 540, 1200, 1450, demolition.
 - *2200 Powell Street* – Suites 700, 725, 750, 805, 925, demolition.
 - *Novartis Building X* – 5400 Hollis Street; tenant improvements for fitness room.
 - *Mitel & Spec Suite* – 6475 Christie Avenue; tenant improvements.
 - *Backbone Entertainment* – 6425 Christie Avenue, 3rd floor; tenant improvements.
 - *Novartis Building 4* – 5300 Chiron Way; tenant improvements, pathology lab renovation.
 - *4336 San Pablo Avenue* – Seismic upgrade (code enforcement).
 - *City of Emeryville Corp Yard* – 5679 Horton Street; tenant improvement for Emergency Operations Center (EOC)
 - *Andante (four buildings)* – 1121 40th Street; construction defect repairs.
 - *Courtyards at 65th* – 1465 65th Street; phase 16-23, construction defect repairs.
 - *Liquid Sugar Building A* – 1245-1283 66th Street; construction defect repairs.
 - *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing renovations.
- **Construction Meetings.** Construction meetings (weekly) and site visits were held in April 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.
 - *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; shoring and underpinning.
- **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.
 - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence.

- *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 2010.
 - *EmeryStation Greenway* – 5800 Hollis Street; 91,000 square foot laboratory building; foundation.
 - *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 April:
 - *Pixar Phase II* – 1200 Park Avenue; TCO issued April 15.
 - 51 sub permit types (final)
 - ***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 April, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 25 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 16 applications submitted.
 - ***Contacts and Inquires.*** Building Division staff fielded a total of 159 counter contacts and 165 telephone queries in April.
 - ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for April. 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 320 inspections in April and anticipates this trend to continue throughout this calendar year. This is an average of 160 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 7.6 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 administration, interpretations, 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

- ***Emeryville's Population.*** On April 29, the State Department of Finance Demographic Research Unit released their official 2011 population estimates for California cities and counties. These estimates are prepared every year by May 1, even in years when the Census is taken, and are as of the previous January 1. Our "official" population, as of January 1, 2011, is now **10,125**. DOF estimates incorporate the 2010 U.S. Census counts, as of April 1, 2010, as a "benchmark". Therefore, their previous estimates for January 1, 2010, have been adjusted accordingly. Last year, DOF estimated our population at 10,227. This has now been revised downward to 9,816 as a result of our 2010 U.S. Census "benchmark" population of 10,080. Comparing this revised 2010 population of 9,816 to the 2011 estimate of 10,125 results in an annual population increase of 3.1%, which makes Emeryville the fastest growing city in the Bay Area and the seventh fastest growing city in the state in 2010.
- ***American Planning Association National Conference.*** The Planning and Building Director attended the annual conference of the American Planning Association in Boston on April 9 - 12. This annual event of the national professional planning organization brings together over 5,000 planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:
 - An Opening Keynote featuring Michael J. Sandel, Professor of Government at Harvard University where he has taught political philosophy since 1980. His topic was "Justice", the subject of the undergraduate course for which he is best known. This session, in conjunction with the later viewing of an on-line video, covered the required AICP certification maintenance ("CM") credits in ethics (see below).
 - An "orientation tour" and "mobile workshops" to get the lay of the land and view the latest developments in Boston and environs. This was of particular interest to the Planning and Building Director, who attended undergraduate college in Cambridge and lived in the Boston area for 10 years in the 1970s. A lot has changed since then.
 - The annual planning directors' breakfast, where planning directors from all over the nation can socialize and learn about each other's issues, and hear talks from the planning directors of the host cities for this year's conference (Boston) and next year's conference (Los Angeles).

- The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements. One of the awardees, who is now with the City of Los Angeles Historic Resources Survey, was Paul Travis, a former member of our Park Avenue District Advisory Committee. His award was for “SurveyLA”, an innovative public participation program to survey the historic resources of Los Angeles. WRT, the firm that prepared our Powell Street Urban Design Plan that was adopted by the City Council on April 5 (see above), also won the “National Planning Excellence Award for a Planning Firm” in recognition of its many years of excellent planning work.
 - Mobile workshops to view the latest developments in downtown Boston; the Rose Fitzgerald Kennedy Greenway, a new linear park on top of the expressway that was recently put in a tunnel through the middle of Boston as a result of the “Big Dig” project; and the old mill town of Lowell, about 40 miles north of Boston, that is the birthplace of the Industrial Revolution in America and whose mills have been amazingly restored through a variety of adaptive reuse projects, as a result of being designated as the nation’s first urban National Historical Park in 1978.
 - Sessions on regional planning in America; better decision making for planning commissions; better graphics, better plans; the APA “Land Based Classification System”; and an all-afternoon training workshop on zoning ordinance drafting.
 - “Poster sessions” by planning students and practitioners on a variety of topics.
 - Most sessions were good for “CM” (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials. A session on “Planners in the Courts” covered the required credits in law, and as noted above, the opening keynote on “Justice”, in conjunction with an on-line video, covered the required credits in ethics.
- ***Alameda County Planning Directors Meeting.*** On April 22, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Piedmont. 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 land use scenarios for the first countywide transportation plan run. The directors also discussed the recently-released results of the 2010 U.S. Census, and the Bay Area Air Quality Management District environmental review thresholds under the California Environmental Quality Act.
 - ***Cal-ICMA Coaching Program Webinar.*** On April 7, the Planning and Building Director joined other department heads and the City Manager for a webinar on Options for Managing Personnel Costs. Topics included opportunities and challenges of implementing a two-tier benefit system, solutions for managing OPEB liabilities, and examples of how contracting and outsourcing have worked for other agencies to address targeted needs and control costs. Panelists included representatives from the cities of Palo Alto and Beverley Hills, and Regional Government Services (RGS) and Local Government Services (LGS), two joint powers authorities serving public agencies.

- **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 Wednesday, April 6, the group participated in the Chambers' "Team Trivia" night at the Berkeley City Club and garnered a respectable fourth place finish out of about 20 teams. Unfortunately, due to a conflict with the American Planning Association conference (see above), the Director had to miss Leadership's April 8 meeting, which was "Health and Human Services Day" held at Alta Bates Summit Medical Center.
- **Planning Outreach.** Senior Planner Miroo Desai organized and participated in a second social mixer for Planners of Color on April 11 in Oakland. This was done in association with the northern section of the American Planning Association. She also teleconferenced with other Section Diversity Directors on April 26 to discuss content and organization of the Diversity Summit at the California APA conference in September.
- **Building Division Code Enforcement Action.** In March 2011 the Building Division addressed permit application concerns and questions from property owners located at 1536 Brunswig Lane. The property owners hired and paid a licensed contractor to construct a bathroom on the first floor of their townhouse unit. Permits were not obtained and, at the request of the property owner, field inspection staff verified that the construction work was complete. The property owners were directed to apply for permits and obtain approvals for the construction work performed or remove the completed work. In the interim the Building Division contacted the Contractors State License Board (CSLB) to file a complaint against the contractor. In response to the complaint, the CSLB has conducted an investigation and taken action against the contractor. The contractor's company was disciplined for violations of work without benefit of permits, with penalties assessed and a warning letter. The CSLB will follow up with the property owners. Typically property owners are subject to filing complaints with the CSLB, and not necessarily the Building Division. In this case the licensed plumbing contractor understood the extensive amount of plumbing work and conversion of floor space to a bathroom required appropriate permits. The installation of an unauthorized plumbing application under physical construction constraints was also a sign of unauthorized construction work. The Building Division concludes that reporting to the CSLB should be on a case-by-case basis and should be considered when all facts are known.
- **Economic Development Project Meeting.** On April 29, the Planning and Building Director attended a meeting with the Economic Development and Housing Director, Public Works Director, City Attorney, and City Manager to review the status of various economic development projects and programs. These on-going meetings are coordinated by the Economic Development and Housing Director and fulfill one of the goals of the City's management team.
- **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 and GIS.*** CRW TRAKiT, the Planning and Building Department's new permit tracking software, has now been live for eight months, since September 2. Staff has been using the software to track permits as they travel through the application process. Staff met on April 6 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our intern has now entered historical planning project data back to 2005, and has assisted the IT Manager in the development of the City's Geographic Information System (GIS) by geocoding address locations. Staff continues to evaluate the possibility of adding the "CodeTRAK" module to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits. We have received a cost estimate from CRW, and are researching the availability of funding.
- ***Planning Intern.*** On April 28, the Planning and Building Department bid farewell to Planning Intern Rina Shah who has resigned to take a full-time planning position with the City of Palo Alto. Rina has been with us since mid-November, and during that time has made a lot of progress on implementing our GIS system and entering historical planning permit data into our new computerized tracking system. We wish her the best of luck in her future endeavors.

V. Status of Major Development Projects

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

	Jul-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	19	11	15	17	0	0	229
Plumb., Elec., Mech.	32	42	30	27	22	19	27	20	20	25	0	0	264
Fire	14	7	17	6	7	9	4	0	7	5	0	0	76
MON. TOTALS	64	72	114	50	46	53	50	31	42	47	0	0	
												FISCAL YEARLY TOTAL	569
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	1,758,725	754,691	196,900	716,152	389,073	0	0	16,056,484
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	83,881	75,620	768,685	28,857	0	0	1,924,912
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	8,048,652	843,971	25,017,131	891,937	2,291,028	0	0	49,723,999
MON. TOTALS	3,156,207	3,348,264	7,139,966	10,405,397	1,732,008	9,865,627	1,682,543	25,289,651	2,376,774	2,708,958	0	0	
												FISCAL YEARLY TOTAL	67,705,395
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	8,803.37	48,396.99	8,503.68	118,594.63	8,255.66	11,587.09	0.00	0.00	317,657.06
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	422.00	95.00	1,064.00	91.00	117.00	0.00	0.00	2,960.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	1,760.67	9,803.40	1,700.75	23,718.96	1,651.12	2,317.43	0.00	0.00	63,531.61
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	13,661.23	74,953.74	13,283.41	192,010.24	11,271.10	18,665.72	0.00	0.00	502,067.99
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	5,914.45	48,368.91	15,121.93	19,824.85	34,380.95	48,512.85	0.00	0.00	291,470.85
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	3,964.76	225.04	3,504.45	818.68	8,322.20	0.00	0.00	26,130.47
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	2,012.07	12,383.79	1,992.42	38,111.30	2,890.04	2,961.25	0.00	0.00	95,219.51
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	1,282.48	11,190.62	1,028.03	34,548.77	468.60	1,722.30	0.00	0.00	80,296.03
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	1,222.09	10,368.02	564.71	32,428.51	461.40	2,262.81	0.00	0.00	62,617.58
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	2,056.31	314.40	5,447.68	247.90	481.48	0.00	0.00	13,226.91
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	130.59	1,921.15	65.79	157.38	0.00	0.00	4,877.31
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	2,845.75	20,575.27	1,733.02	66,076.79	2,959.27	478.50	0.00	0.00	123,068.39
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	1,350.00	2,096.80	8,250.00	750.00	450.00	0.00	0.00	20,246.80
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,280.60	0.00	0.00	0.00	0.00	1,280.60
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	42,242.19	0.00	0.00	0.00	0.00	48,650.54
Art Public Places	0.00	0.00	0.00	0.00	0.00	23,352.07	0.00	227,894.52	0.00	0.00	0.00	0.00	251,246.59
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	52,976.29	816,918.64	64,311.51	98,036.01	0.00	0.00	
												FISCAL YEARLY TOTAL	1,906,653

Planning and Building Department

Major Development Projects

April 2011

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.	PC study session tentatively 6/23/11. PC hearing tentatively 9/22/11.						
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 approved 3/24/11. Appealed to City Council. Council hearing scheduled for 5/19/11.			PC - 3/24/11			
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 approved DA ordinance 2/1/11.				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		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	Extension request on hold pending sale of property to Escuela Bilingüe.				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	Bldg permit app for townhouses submitted 12/21/10. RA approved DDA 2/15/11.			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 extended to 6/30/11.			PC - 8/27/09			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 2-year extension on 10/28/10. Build permit application submitted 4/4/11.			CC - 11/20/07			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.			CC - 4/17/07			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			CC - 5/19/09			
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			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	PC approved 2/28/08. Building permit issued 1/10/11. Noise waiver approved by CC 3/15/11.			PC - 2/28/08			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	Building permit issued 6/29/10. Permit for solar panels issued 11/8/10.			PC - 4/23/09			
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, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Superstructure permit issued 8/21/09. TCO issued 4/15/11. CO pending			CC - 1/20/09			
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	Tenant improvements finaled 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			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	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
EUSD =	Emery Unified School District	RFP =	Request for Proposals
FDP =	Final Development Plan	TCO =	Temporary Certificate of Occupancy
FEIR =	Final Environmental Impact Report	TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
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
Status of Major Development Projects - City of Emeryville
April 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>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. 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 passed ordinance on February 1, 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>

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<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>

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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. 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
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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<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. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011.</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. Third extension request on hold pending sale of property to Escuela Bilingüe.</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. Building permit application submitted April 4, 2011.</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. Building permit applications submitted on January 18, 2011. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011.</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. Issued building permit on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011.	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. Temporary certificate of occupancy issued April 15, 2011.	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. Issued building permit for third phase of photo-voltaic system on December 14, 2010.	Dean Rubinson (415) 373-7706

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Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.	Geoffrey Sears Wareham Development (415) 457-4964
OTHER			
Panera Bread Southwest corner 40 th & 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
Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010.	Mauricio Moreno Don Dommer Associates (510) 655-7793
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

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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 35, in 7,500 square feet on ground floor of Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council appeal hearing scheduled for May 19, 2011.	John Horsh (510) 872-6182
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
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
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

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<p>Emeryville Center for the Arts 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. Planning Commission study session tentatively scheduled for June 23, 2011 and public hearing for September 22, 2011.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>