



# CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** August 1, 2011

**TO:** Patrick D. O’Keeffe, City Manager

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

**SUBJECT: Progress Report – July 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/Community Development Commission at their July meetings:

July 5, 2011:

- *Interim Zoning Regulations Amendment for Personal Services and Light Wholesaling and Distribution.* On the consent calendar, the Council passed the second reading of this ordinance that amends the Interim Zoning Regulations to designate Personal Services as a permitted use in the MUR Mixed Use with Residential and MUN Mixed Use with Non-Residential zoning districts, and to designate Light Wholesaling and Distribution as a conditionally permitted use in the MUR Mixed Use with Residential zoning district. The Ordinance was recommended for approval by the Planning Commission at their May 26 meeting, and will take effect on August 4.
- *Amendments to the Municipal Code Related to Demolition of Residential Structures and Significant Structures.* On the consent calendar, the Council passed the second reading of this ordinance that makes amendments to the Zoning Ordinance regarding findings for the demolition of significant structures, and to the Building Code regarding the timing of the issuance of demolition permits for residential structures and significant structures. Other minor modifications to both provisions are also included to make them more parallel in structure and easier to understand. The Ordinance was recommended for approval by the Planning Commission at their May 26 meeting, and will take effect on August 4.

July 19, 2011:

- *Safe Routes to Schools Grant Application.* The Council approved a resolution supporting an application to Caltrans, dated July 15, for a Cycle 3 Federal Safe Routes to Schools grant for \$750,000 for the development of improvements at three intersections on San Pablo Avenue.

- *Joseph Emery Park.* The Council accepted as complete the pedestrian/bicycle path and linear park constructed by Pixar between Park Avenue and 45<sup>th</sup> Street, and named it “Joseph Emery Park” in honor of the City’s founder and in recognition of the location of his house, which is memorialized by a plaque in the park.
- *Bank of America Noise Waiver.* The Council approved a request for work on two weekends between August 27 and October 10, from 9 a.m. to 5 p.m., to replace HVAC equipment on the roof of the Bank of America building at 4120 San Pablo Avenue.
- *Redevelopment Agency.* The Council passed the first reading of an ordinance to reestablish the Redevelopment Agency pursuant to the state’s “Alternative Voluntary Redevelopment Program”. This will require the payment of about \$13.2 million to the state this year, and about \$3 million every year thereafter, but it will enable the City to continue with its redevelopment activities.
- *Business Tax.* The Council passed various resolutions putting two items on the November ballot related to the Business Tax: one to increase the cap and one to increase the tax rate to 0.1% of gross receipts.
- *Planning Commission Appointments.* The City Council reappointed Commissioners Gail Donaldson and Lawrence “Buzz” Cardoza for three year terms from July 1, 2011 to June 30, 2014.
- *Park Avenue Festival.* The City Manager announced that the date for the Park Avenue Festival has been changed to Thursday, September 15, from 5:30 to 8:30 p.m., in conjunction with a Chamber of Commerce “mixer”. The Council approved the new date.
- ***Planning Commission.*** The Commission held two meetings in July: a special meeting on July 18 to tour the Emeryville Center for the Arts building, and the regular meeting on July 28.

July 18, 2011 special meeting:

- *Tour of Emeryville Center for the Arts Site.* The Commission held a special meeting on a Monday evening for a walk through the existing building at 4060 Hollis Street that will be the future home of the Emeryville Center for the Arts.

July 28, 2011 regular meeting:

- *Election of Officers.* The Commission elected Gail Donaldson as Chair and Frank Flores as Vice Chair for the terms of July 2011 – June 2012.
- *CrossFit Oakland.* The Commission unanimously approved a Conditional Use Permit to allow a new Indoor Sports and Recreation use in an existing 5,000 square foot building at 1313 67<sup>th</sup> Street with a parking requirement of five spaces.
- *The Towers Sign Program.* The Commission unanimously approve a Major Sign Permit to allow new landlord signs and a tenant sign program for three office buildings (formerly

known as the Watergate Towers) located at 1900-2200 Powell Street. The Commission added two conditions related to the proposed tenant sign locations at the tops of the three towers: (1) the sign lights must be dimmable, and (2) only white individual letter signs are approved; any deviation from this, such as logos and/or colors other than white, must come back to the Commission for a separate approval.

- *5701 Hollis Use Permit Modifications.* The Commission unanimously approved an amendment to a Conditional Use Permit and Design Review permit approved on March 26, 2009 to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building. The amendment included modification of a previously approved new entry consisting of metal and glass panels, and minor modifications to the parking layout and landscaping.
- *AT&T Blackdot Wireless Appeal, 1255 Powell Street.* This was an appeal of staff’s denial of a design review application to install new antennae on the water tower and a large new equipment cabinet below the tower and adjacent to the Powell Street sidewalk. After lengthy deliberations, the Commission directed the applicant to consider redesigning the project to eliminate two parking spaces, which will require a parking variance, and to relocate the equipment cabinet to the south of the building where other cellular telephone equipment cabinets are located. The Commission continued the item to their September 22 meeting, at which time they will consider the redesign and parking variance.
- *Demolition of Golden Gate Lock and Key Building.* The Commission unanimously approved a recommendation that the City Council make the finding that demolition of this 18,175 square foot “significant” building at 3706 San Pablo Avenue between 37<sup>th</sup> Street and West MacArthur Boulevard is in the best interest of the public health, welfare and safety. This item is scheduled for City Council consideration on August 16.
- *Zoning Update Steering Committee.* The Zoning Update Steering Committee did not meet in July; the next meeting is scheduled for August 23.
- *Park Avenue District Advisory Committee.* The committee did not meet in July; the next regular quarterly meeting will be on August 10.
- *Community Preservation Committee.* At its regular quarterly meeting on July 21, the committee discussed the news rack ordinance and the status or various properties of concern throughout the city.
- *Transportation Committee.* At the July 26 meeting, the Committee referred a decision on the placement of a white loading zone for Magnolia Terrace to the BPAC for input. The Committee recommended that a new Emery Go-Round stop be created on Park Avenue just west of the Pixar gate at Watts Street, so buses can pull out of the traffic lane to drop passengers off. Consideration of speed tables on 66<sup>th</sup> and 67<sup>th</sup> Streets was continued to the next meeting so Public Works can consider installing stop signs at Vallejo Street and the Greenway crossing, respectively. BPAC’s recommendation to appropriate \$1,500 from Measure B funds for additional bike racks was forwarded to the Council for approval. Plans

to install a new “parklet” in the parking lane of 65<sup>th</sup> Street in front of Farley’s Café were forwarded to the Council for approval.

- ***Bicycle/Pedestrian Advisory Subcommittee.*** At its July 11 meeting, the Subcommittee voted to sign letters of support for the City’s applications for two grants, one for Safe Routes to Schools and one for Safe Routes to Transit. The Subcommittee was asked to self-nominate for positions on the ACTC Bicycle Advisory Committee (no nominations were made at the meeting). A discussion of code enforcement yielded a request for a recommendation on education for police officers to take to the Public Safety Committee; this item was continued to the next meeting. After a discussion of the State of Idaho Yield Law (allowing bicyclists to yield at stop signs), Chair Prinz agreed to draft a letter for the Subcommittee to consider and eventually recommend to the Transportation Committee. A discussion of the intersection of 40<sup>th</sup> and Horton Streets was postponed until the Subcommittee considers the draft Pedestrian/Bicycle Plan in future months. Lastly, the Subcommittee recommended that \$1,500 of Measure B funding be appropriated for additional bike racks to be installed throughout the city.
- ***Community Events Committee.*** At its July 13 meeting, the Committee considered the layout of the Park Avenue Festival, to be hosted by the Emeryville Chamber of Commerce on Thursday, September 15, from 5:30 p.m. to 8:30 p.m. The event will include the sale of food and beer and wine, as well as live music, and will be held on the plaza at the western-most end of Park Avenue, west of Halleck Street.

## **II. Planning Division**

- ***Development Coordinating Committee.*** The DCC met on July 13, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Fire Departments and City Attorney’s Office discussing the following issues:
  - ***EBMUD Water Regulations.*** Charles Bohlig, Supervisor of Water Conservation for the East Bay Municipal Utility District, discussed a number of issues of which City staff need to be aware when processing development applications. These included “Section 31” water conservation requirements; the new Private Sewer Lateral ordinance; a requirement for submetering of multi-family buildings of three floors or less; new “smart meters” with no moving parts; a requirement for separate water meters for irrigation of landscape areas of 5,000 square feet or more, even for single-family homes; and a requirement for separate meters for recycled water.
  - ***Self Storage in Existing Brick Building at 40<sup>th</sup> and Adeline Streets.*** DCC reviewed a proposal to allow a new Personal Storage use and to modify the existing building at 4000 Adeline Street, including the addition of a second floor. DCC members commented that an active use on the corner, such as retail or a café, would enliven the area; the concrete panels on the roof needed more design attention; the proposed driveway requires a tree to be removed, which will require a permit; there is currently no trash and recycling area identified; and bike parking is required for the project. A study session will be held by the Planning Commission on August 25.

- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
  - *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 selected Jensen Architects of San Francisco to design the new arts center. The project requires a Conditional Use Permit (for height exceeding 30 feet) and Design Review from the Planning Commission, as well as approval for partial demolition of a Tier 2 architecturally significant building in the Park Avenue District. A traffic study has been prepared for the project, which qualifies it for the CEQA "In-fill Exemption". Study sessions were held by the City Council and Planning Commission in June, with a Planning Commission decision tentatively scheduled for September 22. On July 18, the Planning Commission held a special meeting to tour the building, and on July 27, the Planning and Building Director attended a "salon" at Pixar hosted by ECA featuring actor and playwright Tim Crouch.
  - *Lawrence Berkeley National Laboratory Second Campus.* Lawrence Berkeley National Laboratory is holding a series of community meetings in the cities that have responded to their RFP for a second campus. The community meeting for Emeryville will be at the Hilton Garden Inn on Monday, August 8, starting at 7:00 p.m. The purpose of the meeting is to show community support for the proposal to locate the second campus in Emeryville. On July 18, staff met with Wareham Development to discuss Wareham's proposals, which will be discussed at the community meeting.
  - *Panera Bread, 40<sup>th</sup> and Horton Streets.* A Conditional Use Permit application for a new retail pad and a 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 handled the Planning entitlements while Oakland is handling the building permits. The Commission's approval included a number of design changes, which were made by the applicant prior to applying to Oakland for a building permit. One of these changes was a requirement for a mural on the south side of the building with a local history theme; staff has been working with the applicant on this and has now approved a montage of scenes from Emeryville's past. Construction bids for the project have come in substantially higher than Panera's estimates, so the project is currently on hold as it undergoes "value engineering". Depending on the scope of the changes, Planning Commission approval may be required.
  - *Ambassador Housing Project.* This 69-unit affordable rental housing project on the north side of 36<sup>th</sup> 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. On July 15, Planning and Building staff met with Economic Development and Housing staff to discuss development of a Memorandum of Understanding with Oakland to address various inter-city issues, since the southern 20% of the project site is in Oakland.

- *Papermill Residential Project, 5780 Hollis Street.* In June, staff met with Archstone, the developer, and PRC, the medical group whose offices are across Stanford Avenue and who own some of the parking spaces in the existing City lot, to discuss the design of the public park associated with this 166-unit residential project. The new park design needs to accommodate a replacement parking lot for PRC. Staff, Archstone, and PRC tentatively agreed on the parking lot design. A community meeting on the park design is anticipated in August with Planning Commission consideration in September and Council approval in October.
- *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, 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. On July 28, staff met with TMG and their new equity partner for the project, Essex Property Trust, who will act as lead in development of the project. Essex hopes to submit a building permit application by the end of the year and to begin construction in the spring.
- *EmeryStation 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 that was approved by the City Council in May 2009 is now under construction. On June 21 the City Council approved a construction noise waiver to allow Saturday concrete pours for the building's foundation, which took place on July 9 and 16.
- *Pixar, Phase II.* A temporary certificate of occupancy (TCO) was issued on April 15. On May 23, Planning staff conducted a site visit to consider the final certificate of occupancy (CO) for the project, which is expected to be issued in August. As noted above, the linear park and bike path between Park Avenue and 45<sup>th</sup> Street, which Pixar constructed at the east end of the campus as a condition of approval, was accepted as complete by the City Council on July 19; the fence will come down shortly and the park will be opened to the public. The Council's action included naming the park "Joseph Emery Park" in honor of the City's founder, whose house was located there. Bronze discs mark the corners of the footprint of the house (a portion of which sits on the adjacent Pixar parking lot), and a plaque embedded in the ground near one of the picnic tables shows what it looked like and tells its story.
- *Bay Street.* On December 7, 2010 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 City. Site B is planned to be developed with a department store and public parking and will be processed as a conditional use permit and design review.

- *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.
  
- *Sherwin Williams Site.* An application for a grading permit for site remediation was issued on June 13. Pre-remediation work began in May, including fencing of the former Rifkin property, installation of a 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. On July 26, the state Department of Toxic Substances Control (DTSC) issued an "Activity Update", which reported, in part: "On July 15, 2011, Sherwin-Williams requested a modification to the frequency of the perimeter air sampling and analysis for arsenic, lead, and VOCs. This request does not affect ongoing real-time perimeter PM10 (dust) and total VOC monitoring. ... After four weeks of sampling, the request included two modifications. The first was to suspend continuous perimeter air sampling and analysis for arsenic and lead ... [and] the second modification was to temporarily suspend the continuous perimeter air sampling and analysis for VOCs during excavation of the vadose zone soil excavation... DTSC believes the safety precautions presented are appropriate to protect the surrounding community. Therefore, DTSC has approved these modifications. ... On July 18, 2011, DTSC learned from Sherwin-Williams that the waste facility that will be receiving hazardous waste by rail has requested that, in order to fulfill their Federal RCRA Permit obligations, two truckloads of waste for each set of rail cars must be sent for treatability testing before sending each type of waste by rail. These two truckloads will allow the waste facility to establish the volume treatment process of each waste that it will be receiving, will prevent loaded rail cars from having to wait while the facility establishes this treatment process, and will allow for the efficient transfer and return of rail cars so they can be reused more quickly. DTSC anticipates that a maximum of six trucks will be necessary. Two trucks will leave the site at the same time. This may occur up to three times. The waste will be securely covered. The exterior of the trucks will be decontaminated prior to leaving the site, properly placarded, and will follow the transportation plan established for the project. Though the shipment of this waste via trucks was not planned for, DTSC believes it is necessary to provide efficient shipment of the waste and in turn support the efficient cleanup of the site. DTSC believes the existing safety precautions ... are appropriate to protect the surrounding community. Therefore, DTSC has approved this request."
  
- *Krubiner Prefabricated House, 5507 Beaudry Street.* On February 28, 2008, the Planning Commission approved a conditional use permit, design review permit, 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 consists of modules constructed in a factory, trucked to the site, and assembled in one day. The building permit was issued on January 10. 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. The house was assembled on Saturday, July 9. Some on-site finish work remains to be done; the project is expected to be completed by Labor Day.

- *PRC Medical Group Use Permit.* On August 26, 2010, the Planning Commission approved a Conditional Use Permit and Design Review permit to establish medical offices in an existing 15,200 square foot building located at 1335 Stanford Avenue. As noted above, in June staff met with PRC and Archstone, developers of the adjacent Papermill residential project, and tentatively agreed on the design of the private parking lot across the street, which is being reconfigured as part of the Papermill Mixed Use Project's conversion of the adjacent City parking lot into a park.
- *Self Storage, 40<sup>th</sup> and Adeline Streets.* A Planning Commission study session is scheduled for August 25 on this proposal to convert the existing brick building at the northeast corner of 40<sup>th</sup> and Adeline Streets to self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. Since about 20% of the property is in Oakland, staff has contacted Oakland City staff to discuss the planning approval process; these discussions are pending.
- *Public Market Entry.* A Design Review permit and Major Sign Permit was approved by the City Council on appeal on May 17. A building permit was issued on June 10 and construction is underway.
- *Bulls Eye Glass.* A Conditional Use Permit and Design Review permit was approved by the Planning Commission on May 26. A building permit for structural upgrades for the space was received on July 19 and is under review.
- ***Administrative Cases and Activities.***
  - *Design Review*
    - *The Towers, 1900, 2000, and 2200 Powell Street.* A minor Design Review permit for new architectural features, including lobby doors, windows, stairs, canopies, building patios and sidewalks, and ADA improvements was approved on June 21. More information was requested regarding the landscaping section of the application (pending).
    - *Metro PCS Antenna Replacement, 1255 Powell Street.* A minor Design Review permit to replace two existing antennae on the water tower was approved on July 21.
    - *MacPherson's Entry, 1375 Ocean Avenue.* A minor Design Review permit to create a new entrance to an existing building and install new landscaping was approved on July 21.
    - *Editions Limited, 1545 Park Avenue.* A minor Design Review permit to install two single and one double set of new doors, add brick inlay at the front entry, and install four banners with lighted frames along the building exterior was approved on July 26.
    - *Golden Gate Lock & Key Fence, 1072 37<sup>th</sup> Street.* A minor Design Review permit to install a new black vinyl coated chain link fence around the property perimeter was approved on July 26.

- ▶ *Residential Remodel, 4336 Essex Street.* A minor Design Review permit to add four new windows and relocate the front door on an existing single family home was received on July 28 (pending).
- *Signs*
  - ▶ *Uniform Advantage, 5765 Christie Avenue.* A minor Sign Permit for one new wall sign, one door graphic and one window graphic was approved on July 21. The applicant was advised that Planning Commission approval would be required for a proposed sign on the back of the building facing the freeway.
  - ▶ *Hyatt Summerfield Suites, 5800 Shellmound Street.* A minor Sign Permit to remove three existing “Woodfin Suites” wall signs and one monument sign and replace them with new “Hyatt Summerfield Suites” signage was approved on July 26.
- *Sidewalk Café*
  - ▶ *Farley’s Cafe, 1195 65<sup>th</sup> Street.* A Sidewalk Café Permit to install a “parklet” in the parking lane in front of the Farley’s Café driveway was received on July 19. On July 26, the Transportation Committee reviewed the use of the parking lane in the street for the proposed parklet and forwarded its recommendation for approval to the City Council, which will review the Committee’s recommendations on August 16. Staff will take the Sidewalk Café permit application to DCC for review on August 10 (pending).
- ***Advanced Planning Projects.***
  - *General Plan.* The General Plan document was reprinted inclusive of amendments.
  - *Zoning Update.* Staff continues to review sections of the new zoning regulations and to confer with consultants on the details of the project. Staff is currently reviewing sections on the general provisions, terms and definitions, code administration, subdivisions, non-conforming uses and structures. Consultants are writing an initial draft of the chapter on dimensional, intensity and density standards. The next Steering Committee meeting is scheduled for August 23, at which the Dimensional, Intensity, and Density Standards and a detailed outline of the entire code will be reviewed, and the latest versions of the zoning maps, use classifications and zoning matrix will be presented. At the September meeting, a comprehensive review by the committee of the zoning matrix is anticipated. On July 12, staff met with a property owner in the North Hollis area to discuss the implications of the new zoning ordinance for his property.
  - *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 of the CIP with the General Plan scheduled for April 28, were postponed. Now that the situation has become more clear, with redevelopment agencies being

required to contribute large sums to the state in order to stay in business (see discussion about under July 19 City Council meeting), a study session on the CIP has been scheduled for the August 16 Council meeting.

- *Pedestrian and Bicycle Plan.* In July, Alta Planning + Design prepared and staff submitted an application to Caltrans for a “Safe Routes to Schools” grant for up to \$750,000 to support intersection improvements on San Pablo Avenue. Staff developed a City Council staff report and resolution to authorize the submittal. Consultants worked on preparing the Administrative Draft of the new Pedestrian and Bicycle Plan for submittal to the City in early August.
- *Shellmound Design Guidelines.* The Guidelines are scheduled for City Council consideration in August. The recent acquisition of the Woodfin Hotel by Hyatt may provide an opportunity to implement streetscape improvements on that block, including a pedestrian connection between the sidewalk and the hotel’s front door. On July 14, staff met internally to discuss the design in front of the Hyatt, and then met with the owner of the adjacent Sheraton Four Points hotel to discuss the design on the west side of Shellmound Street between Powell Street and Christie Avenue.
- *Powell Street Urban Design Plan.* This plan for the Powell Street corridor between Christie Avenue and Frontage Road was adopted by the City Council on April 5. 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. Components of it have been included as projects in the proposed Capital Improvement Program.
- *Traffic Facilities Impact Fee Update.* Staff had an update telephone conference with Fehr and Peers on June 14. It was decided that a study session for the Planning Commission will be held in September and for the City Council in October. The next telephone conference will be held on August 8. The consultant has identified projects based on the Pedestrian and Bicycle Plan and the Sustainable Transportation Strategy, and is preparing a transportation analysis of the effects of each project’s impacts on the various travel modes. Alternative funding sources have been identified.
- *Sustainable Transportation Strategies.* Staff revised the draft to reflect comments from the Planning Commission, City Council, Transportation Management Association, Bicycle/Pedestrian Advisory Subcommittee, Transportation Committee, AC Transit and Oakland Redevelopment Agency; emailed BART; drafted a transit map; revised the strategies table to stand alone; and updated the strategies to match the Zoning Ordinance and Pedestrian and Bicycle Plan updates. A final strategies report and background document are tentatively scheduled for acceptance by the Planning Commission in September and by the City Council in October.
- *I-80 Pedestrian-Bicycle 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 has been completed. The schedule for advertising the project for bids will be controlled by Union Pacific's review and agreement.
- *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. Construction began on February 28. Grading and drainage, as well as the concrete and decomposed granite pathways, bulbouts, signs, markings, benches, and trash cans are complete. Path striping and pavement marks, and path furniture is still to be installed. The expected opening date is early September.
- *Park Avenue District Advisory Committee.* Staff emailed the vacancy notice for a residential committee member position to people interested in the committee; applications are due by August 3.
- *Park Avenue Festival.* On July 13, staff met with Community Services and Economic Development staff, and Chamber of Commerce representatives, and the group agreed to recommend changing the date to Thursday, September 15 from 5:30 p.m. to 8:30 p.m. The City Council approved the new date on July 19 as noted above.
- *Eastshore State Park.* East Bay Regional Park District staff is awaiting City Attorney 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.* At the July 5 Regional Advisory Working Group meeting, MTC proposed allocating transportation funding based on housing allocations, with 70% going to Priority Development Areas (such as Emeryville's). The group discussed alternative scenarios, the regional housing allocation method, and equity analysis.
- *Countywide Transportation Plan and Measure B.* At the countywide Technical Advisory Working meeting on July 14, Alameda County Transportation Commission staff explained their method for calculating how well programs and projects would meet goals. At a meeting on July 21, evaluation results showed that bicycle and pedestrian, transit enhancement, paratransit, and community-based plan implementation programs met goals best, especially goals for a multimodal, accessible/affordable system integrated with land use and clean air. Emeryville's capital project, widening the Powell Street Bridge, received a medium cost-benefit rating, as a low-medium performer at low-medium cost; it met the goal of activity center access.
- *Bay Plan Amendment.* On June 2, the San Francisco Bay Conservation and Development Commission (BCDC) gave direction to its staff to prepare an amendment for adoption in September. The proposed language deletes "discourage development" in habitat areas, leaving that policy at encouraging preservation; deletes references to the word "Infill"

and the California Climate Adaptation Strategy; changes “may be approved” to “encourage” for base reuse, infrastructure necessary for existing or planned development, concentrating development near existing or committed transit service, and natural resource restoration or enhancement; and changes “may be approved” to “encourage” – if they do not negatively impact the Bay or public safety – repairs, small projects, interim projects and public parks.

- *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.
- *Water-Efficient Landscape Ordinance.* The City Attorney’s office agreed to aim for taking the ordinance to the Planning Commission in September. 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 winter.
- *Information Support.* Staff provided greenway information for an application to host the second campus of Lawrence Berkeley National Laboratory, and information for transportation grants applications.
- *Addresses.* Staff faxed the Magnolia Terraces addresses to the County Assessor.

### **III. Building Division**

- ***Permit and Inspection Activity.*** The attached tables summarize the first month of fiscal year 2011-2012 for building permit and inspection activity. The month of July continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal years 2009-10 and 2010-11. For July a total of 69 permits have been issued, based on a total valuation of \$5 million and generating \$126,000 in fees. During the same period, 398 inspections have been conducted. Field inspection totals of 128 (32%) were related to major projects, and 270 (68%) were ongoing routine inspections such as tenant improvements, 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. Building permits have been issued for the Ocean Avenue Townhomes at 1276 Ocean Avenue and Sherwin Williams remedial/shoring project at 1450 Sherwin Street. Construction is underway on the EmeryStation Greenway project and continues for other major projects including the Marina south dock replacement, National Holistic Institute’s photo voltaic solar panel system, 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, Liquid Sugar (construction defects), the Courtyards at 65<sup>th</sup> Street (construction defects), Andante (construction defects), Bridgecourt Apartments (building envelope remediation), AC Transit hydrogen refueling station, Public Market storefront improvements, 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 fiscal year 2011-12 including the Papermill residential and live-work project, 39<sup>th</sup> and Adeline Project, Bullseye Glass, Guitar Center tenant improvements at the Public Market, EmeryStation West/Transit Center, City of Emeryville Fire Station #2 replacement, and the Ambassador Townhouse project, building A, B and C.

- **Customer Feedback Questionnaire.** The Planning and Building Department Questionnaire is available 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 July, the Director of Planning and Building received one questionnaire (see attachment), indicating positive and excellent in all categories; this questionnaire also mentioned the helpfulness of the Finance Department staff. 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 July included:
  - *Fresh Choice* – 5750 Christie Avenue; tenant improvements.
  - *AT&T* - 6363 Christie Avenue; replace telecommunication facility.
  - *Public Market* – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
  - *LBA Management Offices* – 2000 Powell Street, 1<sup>st</sup> floor; tenant improvements.
  - *Escuela Bilingüe Internacional* – 4550 San Pablo Avenue; 1<sup>st</sup> floor; pre-school tenant improvements.
  - *Berkeley Research Group* – 2200 Powell Street, #1200; tenant improvements.
  - *Pixar Phase 1* – 1200 Park Avenue, 2<sup>nd</sup> floor; render farm annex tenant improvements.
  - *Novartis Building H* – 5301 Horton Street; HVAC replacement.
  - *Golden Gate/Lock and Key* – 1072 37<sup>th</sup> Street; fencing.
  - *Amyris Pilot Plant* – 1355 59<sup>th</sup> Street; enclosures and fume hood.
  - *Just Media* – 6475 Christie Avenue, #125; tenant improvements, mechanical and electric.
  - *Krubiner Residence* – 5507 Beaudry Street; photo voltaic solar panel system.
  - *Guitar Center* – 5959 Shellmound Street; storefront, exiting improvements.

- *Bay Street, Building E* – 5616 Bay Street; bulb out, street parking.
- *Courtyards at 65<sup>th</sup> Street* – 1465 65<sup>th</sup> Street; construction defects phase 24.
- *Allegro Ballroom* – 5855 Christie Avenue; tenant improvements.
- *Ocean Avenue Townhouses* – 1276 Ocean Avenue; residential units.
- *Novartis Campus* – accessibility upgrades.
- *Andante (four buildings)* – 1121 40<sup>th</sup> Street; construction defect repairs.
- *Courtyards at 65<sup>th</sup> Street* – 1465 65<sup>th</sup> Street; phase 16-23, construction defect repairs.
- *Liquid Sugar Building A* – 1245-1283 66<sup>th</sup> Street; construction defect repairs.
- *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing and electrical renovations.
  
- **Construction Meetings.** Construction meetings (weekly) and site visits were held in July for the following projects:
  - *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.
  - *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; foundation.
  - *Sherwin Williams Site Remediation* – 1450 Sherwin Avenue; shoring/grading.
  - *Novartis Building M* – 1400 53<sup>rd</sup> Street; demolition.
  
- **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.
  - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence. Assembly occurred on July 9.
  - *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 2010.
  - *EmeryStation Greenway* – 5800 Hollis Street; 91,000 square foot laboratory building; foundation.
  - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
  - *Sherwin Williams Site Remediation* – 1450 Sherwin Avenue; shoring/grading.
  - *Novartis Building M* – 1400 53<sup>rd</sup> Street; demolition.
  
- **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 July:
  - 23 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, WC<sup>3</sup>. In July, these procedures facilitated the following submittals:
  - Same day plan check/permit issuance (fast track) for 13 submittals.
  - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 17 applications submitted.
- ***Contacts and Inquires.*** Building Division staff fielded a total of 198 counter contacts and 156 telephone queries in July.
- ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for July. 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 398 inspections in July and anticipates this trend to continue throughout this calendar year. This is an average of 199 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 10 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. Even though most of the large projects within the City are almost complete, the preponderance of inspection activity has shifted to large tenant improvement projects. 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**

- ***Alameda County Planning Directors Meeting.*** On July 23, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of San Leandro. The directors and a representative from the Alameda

County Transportation Commission discussed housing and employment assumptions and land use scenarios for the countywide transportation plan, and the regional Sustainable Communities Strategy (SCS) being developed by ABAG and MTC as required by SB 375.

- ***Northern Section, California Chapter, American Planning Association (APA) Board Meeting.*** Senior Planner Miroo Desai attended the board meeting of the Northern Section of the APA California Chapter on July 6.
- ***East Bay Municipal Utility District (EBMUD) Focus Group.*** As a first step in preparing a Water Conservation Master Plan, EBMUD held a meeting with representatives from several cities. EBMUD will try to meet all new demand with conservation and recycling. Ideas for the coming plan include the existing landscape water budget project, future web-based calculators and water use monitoring, a water performance certification program, and loans for conservation equipment. City representatives discussed artificial turf, recycled water, water-saving lawns, enforcement of the water waste ordinance, and irrigation sensors.
- ***EBMUD Regional Private Sewer Lateral (PSL) Ordinance Update.*** The U.S. Environmental Protection Agency (EPA) has directed EBMUD and seven East Bay jurisdictions to create an ordinance in efforts to keep the Bay clean by fixing failing sewer pipes that can allow sewage to escape to the Bay during major rainstorms. A private sewer lateral is the pipe that connects the plumbing in a building to the sewer main located in the street. The private sewer lateral carries sewage from the property to the sewer main and is the responsibility of the property owner to maintain. The “triggers” for upgrading the PSL include (1) sale of the property; (2) improvements greater than \$100,000 or (3) water meter upsizing or replacement. A public meeting will be held on August 3 to inform the community of the City ordinance which took effect on July 1. Currently, it appears that EBMUD’s involvement in providing concurrent field inspections and issuance of sewer compliance certifications will not be available until September. Meanwhile, the Public Works Department and Building Division are working diligently in administering the ordinance which includes updating the Building Division’s permit tracking software to reflect permit applications, fees and inspections.
- ***Demolition of Structure at Townhouse Property, 5872 Doyle Street.*** On Saturday July 2, a structure was demolished at the Townhouse Restaurant property on Doyle Street without benefit of permits. On July 15, a Notice of Violation was sent to the property owner and their attorney advising of the steps required to rectify the situation. This includes payment of a penalty fee of five times the building permit fee; compliance with Bay Area Air Quality Management District requirements; submittal of a pre/post construction waste management plan; compliance with stormwater, trash, recycling, and landscaping requirements; confirmation that the storm drain is not illegally tied into the City’s sanitary sewer system; submittal of a design review permit for a trash enclosure; and obtaining a business license. The owner is in the process of complying with these requirements.
- ***Economic Development Project Meeting.*** On July 18 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 Strategies 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 eleven months, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on July 27 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our intern is entering historical planning project data, and assisting the Information Technology manager in correcting and updating the GIS address database. Following a demonstration and evaluation, staff has decided to add 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 identified funding; a contract will be prepared in the near future for City Council approval. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits.
- **Planning Intern.** Anthony Amiewalan completed his internship at the end of July; Lubaina Rangwala is scheduled to start on August 3.
- **Office Cleanup Day.** On Friday, July 29, the Planning and Building Department held its sixth office cleanup day following successful previous efforts in June 2009, October 2009, March 2010, August 2010, and February 2011, with the focus again on individual work spaces. The front counter remained open throughout the day and our normal level of stellar customer service was provided uninterrupted. Staff has agreed that this should be a regular event, so further cleanup days will be scheduled in the coming months. Afterwards, interested staff members relaxed with an evening of bowling.

## **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.

**Plan it! Build it! Do it!**



	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	22												22
Plumb., Elec., Mech.	36												36
Fire	11												11
<b>MON. TOTALS</b>	69	0	0	0	0	0	0	0	0	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>		69	
<b>VALUATION</b>													
Residential	84,810												84,810
Sub Permits	542,014												542,014
Commercial	4,522,431												4,522,431
<b>MON. TOTALS</b>	5,149,255	0	0	0	0	0	0	0	0	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>		5,149,255	
<b>FEES COLLECTED</b>													
General Plan	26,571.44												26,571.44
Building Standards Admin.	250.00												250.00
Technology Fee	5,321.31												5,321.31
Building Permit	36,998.20												36,998.20
Plan Review	28,258.90												28,258.90
Energy Review	2,188.93												2,188.93
Electrical Permit	8,151.96												8,151.96
Plumbing Permit	2,910.36												2,910.36
Mechanical Permit	9,527.79												9,527.79
S.M.I.P.	961.17												961.17
Microfiche	404.92												404.92
Fire Dept. Fees	4,318.26												4,318.26
Sewer Connection	450.00												450.00
Bay-Shell	0.00												0.00
Traffic Impact	0.00												0.00
School	0.00												0.00
Art Public Places	0.00												0.00
Other : (Fire Suppr)	0.00												0.00
<b>MON. TOTALS</b>	126,313.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
										<b>FISCAL YEARLY TOTAL</b>		126,313	



**Planning and Building Department**  
Major Development Projects  
July 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.	PC study session 6/23/11. PC hearing tentatively 9/22/11. Project undergoing "value engineering".						
<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>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11.						
<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 DA ordinance 2/1/11.						
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.						
<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>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
<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>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.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Bullseye Glass</b> 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	PC approved 5/26/11. Building permit application for seismic upgrade submitted 7/17/11.			PC - 5/26/11			
<b>Panera Bread</b> SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Building permit application submitted to City of Oakland. Undergoing "value engineering".			PC - 12/9/10			
<b>Ambassador Housing</b> 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			
<b>Bakery Lofts Phase IV</b> 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			
<b>Ocean Lofts</b> 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			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	PC approved 8/27/09. Building permit issued 6/30/11.			PC - 8/27/09			
<b>Escuela Bilingüe</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Seismic upgrade permit issued 6/23/11. Phase I TI building permit issued 7/8/11.			CC - 5/19/11			
<b>Emery Station Greenway</b> 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			
<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>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>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Building permit issued 1/10/11. Noise waiver approved by CC 3/15/11. Assembled 7/9/11.			PC - 2/28/08			
<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>Clif Bar</b> Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Tenant improvements finalized 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			DPB - 6/19/09			
<b>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Superstructure permit issued 8/21/09. TCO issued 4/15/11. Final CO pending			CC - 1/20/09			
<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	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**  
**July 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**  
**July 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 passed ordinance on February 1, 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**  
**July 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. Received building permit application for 7-Eleven tenant improvement on May 10, 2011.</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>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>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 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.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see above). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011.	Sasha Shamzad MRE Commercial (510) 849-0776

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

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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. 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><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>

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

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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. Building permit application submitted April 4, 2011.</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, 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>	

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>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 approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9. Final on-site finish work expected to be completed by September 2011.	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. Temporary certificate of occupancy issued April 15, 2011. Final CO pending.	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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 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>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. Issued building permit on February 25, 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. Building permit application under review by City of Oakland. Project currently undergoing "value engineering" due to budget constraints.	Christopher Wadleigh (949) 702-0700
<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. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010.	Mauricio Moreno Don Dommer Associates (510) 655-7793
<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

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

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<p><b>Emeryville Center of Community Life</b>            Emery Secondary School site at 47<sup>th</sup> Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010.</p>	<p>Education and Youth Services Advisory Committee            Melinda Chinn            (510) 596-4314</p>
<p><b>Escuela Bilingüe</b>            4550 San Pablo Avenue            UP10-007</p>	<p>Pre-K through 8<sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011.</p>	<p>John Horsh            (510) 872-6182</p>
<p><b>Fire Station #2</b>            6303 Hollis Street            UP10-02, DR10-07</p>	<p>New 12,930 square foot fire station to replace existing fire station.</p>	<p>Approved by Planning Commission on June 24, 2010.</p>	<p>Margaret O'Brien            Public Works Department            (510) 596-4336</p>
<p><b>HSP Parking Structure</b>            6050 Hollis Street            UP08-03, DR08-07</p>	<p>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.</p>	<p>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.</p>	<p>Philip Banta            Architect            (510) 654-3255</p>

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

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<b>AC Transit Hydrogen Energy Sta.</b> 1177 47 <sup>th</sup> 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. Planning Commission approved removal of two street trees on June 23, 2011.	Jaimie Levin AC Transit (510) 891-7244
<b>Emeryville Center for the Arts</b> 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Sheila Bergman selected as Executive Director in May 2010. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011; public hearing tentatively scheduled for September 22, 2011. Project currently undergoing "value engineering" due to budget constraints.	Sheila Bergman Executive Director (510) 601-0520
<b>Pak N Save Upgrade</b> 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Bullyseye Glass</b> 4515 Hollis Street UPDR11-001	Refurbish and reuse existing 11,627 square foot building for artisanal glass sales, warehousing, classrooms, and showroom.	Approved by Planning Commission on May 26, 2011. Received building permit application for seismic upgrade on July 17, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920