



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: February 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – JANUARY 2012**

HIGHLIGHTS OF THE MONTH

The new Pedestrian and Bicycle Plan is nearing completion. On January 9 the Pedestrian and Bicycle Advisory Subcommittee voted unanimously to approve it. The plan was reviewed and approved, with comments, by the Public Works Committee on January 19 and by the Transportation Committee on January 24. The next step will be a Planning Commission study session on February 23, to be followed by a City Council study session in March, Planning Commission approval in April, and City Council adoption in May.

Planning for the Emeryville Center of Community Life continues to move forward. Staff attended the sixth community workshop at the Ralph Hawley school site on January 25. A Planning Commission study session is tentatively scheduled for April 26.

The Zoning Update Steering Committee reviewed the comprehensive outline of the new Planning Regulations as well as the first three (of eight) chapters that have been completed. The committee directed staff to complete work on five critical issues, including parking, the bonus point system, performance standards, telecommunications, and affordable housing, for the next meeting in May.

State legislation to postpone the termination of redevelopment, as decreed by the California Supreme Court on December 29, failed to pass in January. As a result, the Emeryville Redevelopment Agency ceased to exist on February 1, 2012, following a highly successful 37-year run that began on January 27, 1975. During this time, many millions of dollars of revenue were generated from redevelopment projects that helped to fund basic City services such as fire, police, and recreation; quality of life projects such as parks, pedestrian and bicycle paths, and affordable housing; and the school district’s successful efforts to emerge from State supervision and return to local control. In the coming months, an oversight board will be created to oversee the City’s actions, as successor agency, in winding down the affairs of the Agency.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The following planning and building related items were considered by the City Council and Community Development Commission at their January 17 meeting:

Water Efficient Landscape Ordinance. The City Council approved the first reading of an ordinance setting state-mandated requirements for landscapes of 2,500 square feet or more, and simpler requirements for landscapes between 1,000 and 2,500 square feet, along with a general prohibition of irrigation runoff from all landscapes. The ordinance was recommended for adoption by the Planning Commission on December 8. It is expected to be passed on February 7.

Sign Regulations. The Council re-introduced an ordinance removing regulations of signs in the public right-of-way from the Zoning Ordinance; it was amended as directed by the City Council on December 20 to add language prohibiting harassing signs. This ordinance is expected to be passed on February 7. A companion ordinance that adds a new Chapter to the Public Works portion of the Municipal Code allowing signs in the public right-of-way with a permit from the Public Works Director, which was introduced on December 20, was passed on the consent calendar on January 17.

Farmers Markets. The Council approved the first reading of two ordinances to move the regulations for farmers markets to a new chapter of the Municipal Code and to delete them from the chapter regulating street vendors. The ordinances were continued from the December 20 meeting and were revised as directed by the City Council to prohibit use of barbecues on Spare the Air Days and to require design review by the Planning Director for farmers market signs. They are expected to be passed on February 7.

Ninth Street/Greenway Connection. The Council accepted the bike path connection between the Emeryville Greenway and the Ninth Street Bicycle Boulevard in Berkeley as complete.

Park Avenue District Advisory Committee Member. The Council appointed Sunny Woan, general counsel for Granite Expo, as a business representative member of the Park Avenue District Advisory Committee.

Redevelopment. The City Council and Community Development Commission took a number of actions related to the termination of the Redevelopment Agency, including designating the City as the successor agency, creating a Redevelopment Obligation Retirement Fund, approving a Enforceable Obligation Payment Schedule (EOPS), electing to retain the housing assets and functions of the Redevelopment Agency, and appointing the Mayor as the City's representative on the oversight board. At special meetings on January 31, the Commission adopted a revised EOPS and the Council appointed the Economic Development and Housing Director to the oversight board as a representative of former Redevelopment Agency employees.

PLANNING COMMISSION

The Planning Commission considered the following items at its January 26 meeting:

Applicants for Planning Commission Vacancy. On February 7, the City Council is due to appoint a replacement for Planning Commissioner Art Hoff, who resigned in December. The application deadline was January 16. The Commission was provided copies of the applications and given an opportunity to hear from the applicants and make a recommendation to the City Council. Only two of the eight applicants appeared at the meeting, and the Commission declined to make a recommendation.

AAA Signs. A Major Sign Permit to allow two new tenant signs facing north and south near the top of the high-rise building at 1900 Powell Street was unanimously approved by the Commission.

Shellmound Design Guidelines. The Commission heard a presentation on proposed design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street. An amendment to the Emeryville Design Guidelines is also required to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two. At the request of the corridor's two major property owners, TMG and Madison Marquette, the item was continued to a future meeting to allow for further consultation with property owners.

Sustainable Communities Strategy Scenarios. The Commission commented on staff's responses to a questionnaire from the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) on an analysis of five land use and transportation scenarios for growth in the Bay Area. The scenarios that concentrate growth in "Priority Development Areas" (including Emeryville's) on transit corridors near the Bay performed best in terms of reducing greenhouse gas emissions, but could displace disadvantaged households near transit. Household growth in Emeryville was close to that projected in the Emeryville General Plan in the three newer, growth-constrained scenarios. The transportation scenario that increases transit capacity would improve transit service in Emeryville. The Commissioners agreed that Emeryville's questionnaire response should state that improving transit service is very important in housing distribution, along with proximity to employment. Regarding policy ideas, the Commissioners agreed with staff's priority ranking of climate protection first, followed by safety and reducing particulate exposure, then housing, then minimizing displacement, then reduced travel time and increased regional economic growth.

ZONING UPDATE STEERING COMMITTEE

On January 24 the Steering Committee reviewed and commented on the comprehensive outline for the new Planning Regulations, as well as Chapter 1: General Provisions, Chapter 2: Use Classification, and Chapter 3: Zoning Districts, which have been completed. The Steering Committee directed that the next meeting be on May 22; that staff complete work on a number of critical components for review at that meeting, including parking, the bonus point

system, performance standards, telecommunications, and affordable housing; and that staff attempt to complete all of the regulations by June.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The Park Avenue District Advisory Committee does not meet in January; its next regular quarterly meeting will be on February 8.

COMMUNITY PRESERVATION COMMITTEE

At its regular quarterly meeting on January 19, the committee discussed newspaper racks and the status of various properties of concern throughout the city.

PUBLIC WORKS COMMITTEE

On January 19, the Public Works Committee heard a presentation and commented on the Draft Pedestrian and Bicycle Plan and then voted to recommend approval of the plan by the City Council following review by the Transportation Committee and Planning Commission.

TRANSPORTATION COMMITTEE

At its January 24 meeting the Transportation Committee heard a presentation and commented on the Draft Pedestrian and Bicycle Plan and voted to recommend approval of the plan by the City Council following review by the Planning Commission. The Committee heard from Public Works that an early warning email has begun going out to alert subscribers of construction blockages; directed Public Works to install additional flexible bollards and reflectors at the diverter on 47th Street to prevent cars from driving over the diverter; and recommended that the street sign on the signal mast arm at Bay and Shellmound Streets be changed to read "Bay St. Garage." The Committee also heard a short presentation on bike corrals (on-street bike parking) and voiced its general support for installing a pilot project.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its January 9 meeting the BPAC completed its review of the public review draft of the Pedestrian and Bicycle Plan and then voted unanimously to forward it to the Public Works Committee, Transportation Committee, Planning Commission, and City Council for adoption.

COMMUNITY EVENTS COMMITTEE

At its January 11 meeting, the Community Events Committee approved a permit for a wedding at the marina in August and a grand opening event for Guitar Center at the Public Market on February 2.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for January 11 was cancelled because all pending items have either already been reviewed by DCC or were not ready to be reviewed yet.

CURRENT PLANNING PROJECTS

In addition to the projects noted above, staff is processing the following current planning projects:

Emeryville Center of Community Life. This proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47th Street and San Pablo Avenue is moving forward. The School District hopes to have the project under construction in the Fall of 2012. Staff attended the sixth community workshop at the Ralph Hawley school on Wednesday, January 25. The next community workshop will be held on Saturday, March 3 at the Emery Secondary school. The project requires approval by the Planning Commission, and is under the jurisdiction of the Division of the State Architect (DSA) for building permits and inspections. A Planning Commission study session is tentatively scheduled for April 26, with a decision hearing on June 28. Meanwhile, staff will be participating in the School District's preparation of a CEQA environmental document, presumably a Mitigated Negative Declaration.

Panera Bread. This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40th Streets that was originally approved by the Planning Commission on December 9, 2010 went over budget and underwent "value engineering". The design team proposed a number of interior and exterior changes, which required Planning Commission approval. The Commission approved the changes on October 27, 2011 with an additional condition to add trees along the Horton Street side and an understanding that bicycle lockers will be added in three years if the restaurant performs well. 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. Our Planning staff provided comments on the building permit plans on November 22, and revised plans were received on January 25. Planning staff expects to sign off the plans in early February, after which Oakland will issue the building permit and construction will begin.

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. Building permit applications for all three buildings have been received and are under review. The Building Division expects to issue the building permits soon.

Parkside (formerly "Papermill") Residential Project, 5780 Hollis Street. This 166-unit apartment complex on the block bounded by Powell, Hollis, Doyle and Stanford was approved by the City Council in November 2008. A condition of approval requires the applicant to design and build a new park along the north side of Stanford Avenue, which is now a City parking lot. The park design will accommodate a small private parking lot for the building across the street, which owns 41

spaces within the City lot. The park design includes an outdoor café seating area near Hollis Street, a small lawn area with picnic tables, and an enclosed dog run. The construction of the park will include removal and replacement of 33 trees. The Planning Commission approved the park design on December 8 and Council approval is scheduled for February 7. Meanwhile the building permit application for the residential project was received on September 19 and is under review. When the City Council originally approved the project, they deferred on the tree removal permit for street trees along Powell and Doyle Streets. Now that the building permit is close to being issued, the tree removal question needs to be resolved. Staff has received an arborist report recommending removal of the existing street trees and their replacement with new trees. This will be brought to the City Council for consideration in March.

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 at 1335 Stanford Avenue. Staff has met with PRC and Archstone, developers of the adjacent Parkside (formerly “Papermill”) residential project, and agreed on the design of the private parking lot across the street, which is being reconfigured as part of the Parkside Mixed Use Project’s conversion of the adjacent City parking lot into a park (see above). Because some of the disabled parking spaces will need to be located in this new lot, sidewalks between there and the building’s front door will need to be upgraded to provide an “accessible path of travel”. PRC has requested a mid-block crosswalk on Stanford between their front door and the parking lot; the Transportation Committee considered this request on December 27 and continued it to a future meeting. Meanwhile, the building permit was issued on September 27 and the project is under construction.

Emeryville Center for the Arts. This project involves development of an arts and cultural center in an existing, 30,000 square foot vacant brick industrial building at 4060 Hollis Street adjacent to Old Town Hall by a non-profit organization created by the City for that purpose. The Planning Commission unanimously approved the project on September 22.

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, 2011. On January 20, 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, to discuss minor design modifications to the building. Essex hopes to submit a building permit application soon and to begin construction in the spring.

Public Market Bike Sharing Station. Staff met with TMG on January 6 to discuss plans for a bike sharing station on the east side of Shellmound Street, near the pedestrian-bicycle bridge over the railroad. It is being developed in conjunction with the proposed “Green Living Room”, on the west side of Shellmound Street north of Shellmound Way, consistent with the City’s application to the State Housing and Community Development Department for a \$1.35 million

Catalyst Award. The Planning Commission commented on the “Green Living Room” proposal in October, and the City Council approved it on November 15.

EmeryStation Greenway. This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59th Streets that was approved by the City Council in May 2009 is now under construction. Wareham Development hopes to obtain a Temporary Certificate of Occupancy in March. Meanwhile, plans are moving forward for a restaurant on the ground floor.

Hollis Street Pedestrian Bridge. Wareham Development is proposing to build a pedestrian bridge over Hollis Street connecting the upper levels of the EmeryStation East and EmeryStation Greenway lab buildings. On January 17 they met with the Building Division to discuss structural and construction issues. The project will require Design Review from the Planning Commission, tentatively scheduled for April 26, as well as City Council approval to cross a public street.

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.

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 was planned to be developed with a Macy’s department store and parking structure and to be processed as a conditional use permit and design review. In light of the demise of the Redevelopment Agency per the recent State Supreme Court decision (see below under “Administration/Other”) Madison Marquette is considering other options for the site, which they hope to purchase from the City. A meeting to discuss this is scheduled for early February.

Sherwin Williams Site. Remediation of the Sherwin Williams former paint factory site continued in January. During the first week of the month the final five rail cars were loaded and shipped to landfills in Utah and Idaho, bringing the total number of loaded rail cars sent from the site to 682. The rail spur into the site was removed in order to access and excavate additional volumes of shallow soil; the remaining soil and debris left the site by truck. Site grading and demobilization activities continued, and the scaffolding and construction fencing on Horton Street was removed and replaced with standard security fencing. Meanwhile, staff received the boards from the PG&E “Architecture at Zero” design competition for the site and put them on display in the “Link” outside the Council Chambers at the Civic Center (see below under “Administration/Other”).

City Storage. This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27. It was appealed by a neighbor on November 14, but the appeal was withdrawn on November 22 after the neighbor reached an agreement with the applicant on her issues, so the Planning Commission's approval is now final. Since about 20% of the property is in Oakland, staff has contacted Oakland City staff to discuss the planning approval process; only minor design review is required from Oakland, which has now been approved. The applicant and architect have been consulting with the Building Division about construction requirements, and are expected to submit a building permit application soon.

Bakery Lofts Phase IV. The building permit application for this 18-unit apartment building and café on Adeline Street at 47th Street was approved on August 26 and will be issued when all applicable fees are paid.

Bulls Eye Glass. A Conditional Use Permit and Design Review permit to refurbish and reuse an existing 11,627 square foot building at 4515 Hollis Street for artisanal glass sales, warehousing, classrooms, and showroom were approved by the Planning Commission on May 26, 2011. The project went over budget, and so the architect proposed some minor alterations to the exterior, which staff approved administratively. A building permit for seismic upgrade work was issued on October 4, and the building permit for the tenant improvements was issued on January 6.

Wells Fargo Bank Branch Office. This is a proposal for a new 5,000 square foot branch office building at the northwest corner of Shellmound Street and Christie Avenue, for relocation of the existing branch office from 5801 Christie Avenue, northwest of the Powell and Christie intersection. The Planning Commission held a study session on the project on October 27, and a decision hearing is scheduled for March 22.

East BayBridge Shopping Center Improvements. Under new ownership, Catellus is proposing upgrades to the East BayBridge shopping center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center is also being considered for the longer term. The proposed upgrades will be processed administratively. Any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project. The Planning Commission approved upgrades to the Pak N Save store on May 26, 2011; a building permit application was submitted on September 27, 2011 and is under review.

Art.com Sign Change, 2100 Powell Street. An amendment to a major sign permit approved by the Planning Commission on August 25, 2011 will be considered by the Commission at its meeting on February 23.

Amyris Pilot Plant. The application for an administrative amendment to the use permit to add a vessel is complete except for a noise report and recommendations regarding proposed

additional air handling units on the roof. The new vessel would add to the products made from fermentation of agricultural waste.

Escuela Bilingüe Internacional. On January 25, staff met with representatives from this private pre-K through 8th grade school, which is located at 4550 San Pablo Avenue, to discuss their future plans for the site. The school's use of the site was approved by the City Council on appeal in May 2011, and it has been open since last September.

ADMINISTRATIVE CASES AND ACTIVITIES

Signs

Guitar Center, 5905 Shellmound Street. Three minor sign permits to install two wall signs, a canopy sign, and a large wall sign at the top of the Marketplace tower building were approved on January 13.

Design Review

Police Station Storage Shed, 2449 Powell Street. A minor design review permit to install a stand-alone storage shed in the parking lot of the Police Department headquarters was approved on January 26.

ADVANCED PLANNING PROJECTS

Zoning Update. As noted above, a comprehensive outline and the first three chapters of the new Planning Regulations have been completed and were reviewed by the Steering Committee in January. Meanwhile, the staff Technical Advisory Committee has discussed regulations for secondary dwelling units, telecommunications facilities, and allowed projections above height limits. Work continues on Chapter 4: Site Development Regulations and Chapter 6: Subdivisions.

Pedestrian and Bicycle Plan. As noted above, in January the public review draft was approved by the Pedestrian and Bicycle Advisory Subcommittee, the Public Works Committee, and the Transportation Committee. Staff and consultants spent much of the month revising maps and tables and preparing for these meetings. The next step will be a Planning Commission study session on February 23, followed by a City Council study session in March, a Planning Commission hearing in April, and adoption by the City Council in May. The public review draft is available on the plan website at <http://www.emeryvillepedbikeplan.org>.

Capital Improvement Program. Department heads, including the Planning and Building Director, attended a special City Council CIP workshop on Saturday, January 22, 2011. 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, a Planning Commission review of consistency of the CIP with the General Plan scheduled for April 28, and a Community Development Commission discussion of the CIP scheduled for August 16, were postponed until the lawsuit against the state brought by the California Redevelopment Association and California League of Cities was decided by the

State Supreme Court. The Court's decision eliminating redevelopment agencies was issued on December 29 (see below under "Administration/Other"), meaning that funding for capital improvement projects is significantly reduced. The City Council will consider a revised Capital Improvement Program in the future.

Shellmound Design Guidelines. As noted above, the Guidelines were considered by the Planning Commission on January 26 and continued to a future meeting to allow for further consultation with property owners. After the Planning Commission approves them, they will be forwarded to the City Council for adoption. The recent acquisition of the Woodfin Hotel by Hyatt provides an opportunity to implement streetscape improvements on that block, including a pedestrian connection between the sidewalk and the hotel's front door.

Traffic Facilities Impact Fee Update. Now that the Pedestrian and Bicycle Plan and the Sustainable Transportation Plan are nearing completion, the Traffic Facilities Impact Fee study can be finalized, as it requires input from both of those efforts. A meeting with consultants Fehr and Peers will be scheduled in the near future to discuss this. Study sessions on the Traffic Facilities Impact Fee study are now tentatively scheduled for the Planning Commission on March 22 and City Council on April 17.

Sustainable Transportation Plan. Staff received further comments from the Planning Commission committee, some addressing local travel on Amtrak. Staff began contacting Amtrak and other transit agency staff regarding the comments. A revised plan will be brought back to the Planning Commission in February for consideration.

I-80 Pedestrian-Bicycle Bridge. The City's consultants have completed the draft environmental document, which is now being reviewed by Caltrans.

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. The project has been included in the former Redevelopment Agency's "Enforceable Obligation Payment Schedule", so hopefully it can still be built with redevelopment funds.

Ninth Street/Greenway Connection. Our staff participated in Berkeley's design and construction of the bike path connection between the Emeryville Greenway and the Ninth Street Bicycle Boulevard in Berkeley. Construction began on February 28, 2011 and is now complete. Paving, striping path furniture, bollards and hydro-seeding are all installed and the path is open for use. A joint Emeryville-Berkeley grand opening ceremony is being planned.

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. On January 6, staff attended an Alameda County Planning Directors meeting, where ABAG planning manager Ken Kirkey discussed the scenario analysis and policy ideas (see below under “Administration/Other”). Staff responded to an ABAG/MTC questionnaire regarding the scenario analysis by the January 20 deadline (to inform a Housing Allocation Methodology Committee meeting), with the caveat that the Planning Commission or City Council might have additional or conflicting comments, which staff will convey to the regional agencies. As noted above, the analysis and potential policies on transportation, housing, economy and equity were presented to the Planning Commission on January 26, and will be presented to the City Council for comment on February 7. City comments will inform the Preferred Scenario being prepared by ABAG and MTC.

Countywide Transportation Plan and Measure B. The Technical Advisory Working Group met on January 12. The Measure B Transportation Expenditure Plan was revised to move some funding from ‘transportation linkages’ to AC transit.

Emeryville-Berkeley-Oakland Transit Study. Staff and consultants made a conference call to Caltrans staff regarding how to apply for a grant for a feasibility study of improved transit in Emeryville, West Oakland, and West Berkeley. Follow an interdepartmental staff meeting on January 19, staff contacted staff in neighboring cities and transit agencies to coordinate the effort.

West Oakland Specific Plan: A Strategy for Revitalizing the West Oakland Community. On January 31, Assistant Planner Arly Cassidy attended a community workshop held at the West Oakland Senior Center, where Oakland’s consultant firm, JRDV Architects, made a presentation on the various build-out options that might occur as West Oakland develops, based on community input from previous meetings.

Adapting to Rising Tides. Staff provided San Francisco Bay Area Conservation and Development Commission (BCDC) staff with information on parks use and value of facilities in parks and on City land adjacent to Marina Park. Staff attended a working group meeting on January 24 at the East Bay Municipal Utility District office in Oakland. The group discussed shoreline analysis results and a survey to provide information for the vulnerability and risk assessment.

Water-Efficient Landscape Ordinance. As noted above, the first reading of this ordinance was approved by the City Council on January 17 and is expected to pass on February 7. It was recommended for adoption by the Planning Commission on December 8. Having this ordinance in place by June will make the City eligible to continue receiving Stopwaste.org funding for the recycling program.

Significant Buildings. A map and list of buildings are tentatively planned for Planning Commission consideration in April and City Council consideration in June.

State Energy Commission Survey. Staff completed a survey on permitting of renewable energy projects for the State Energy Commission.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the seventh month of fiscal year 2011-2012 for building permit and inspection activity. The month of January continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of FY 2009-2010 and 2010-2011. For January a total of 40 permits have been issued, based on a total valuation of \$1.95 million and generating \$41,000 in fees. During the same period, 412 inspections have been conducted. Field inspection totals of 212 (51%) were related to major projects and 200 (49%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

Major Projects

The building permits for the Bakery Lofts IV and Ocean Avenue Townhomes have been approved and construction activity is anticipated in the near future. A certificate of occupancy was granted for 7-Eleven tenant improvements at 4000 San Pablo Avenue and a temporary certificate of occupancy was granted for the Emeryville Police Station renovation at 2449 Powell Street. Building permits for the Parkside (formerly "Papermill") residential/live-work project are expected to be issued in February. In addition, the Ambassador Building project for three buildings is on the verge to be approved for permit issuance. Meanwhile the iconic Ambassador billboard located at 36th and Peralta Streets has received a building permit for demolition. The EmeryStation Greenway project is well underway and construction 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), Liquid Sugar (construction defects), the Courtyards at 65th (construction defects); Andante (construction defects); Bridgecourt Apartments (building envelope remediation), Public Market storefront improvements and Guitar Center tenant improvement project. The Building Division anticipates several new development projects in fiscal year 2011-2012 including the EmeryStation West/Transit Center, Pak N Save Upgrade, Baker Metal Live-Work, 39th and Adeline Project, the Ambassador Townhouse project, buildings A, B and C, Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings, Marketplace Redevelopment Phase 1 (64th and Christie) residential project, and Parkside Apartments (formally Papermill).

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 January the Director of Planning and Building received three

questionnaires, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. These meetings' focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in January included:

- **Bullseye Glass** – 4515 Hollis Street; tenant improvements, storefront, gallery.
- **T-Mobile** – 6425 Christie Avenue; fiber switch box installation.
- **Avenue 64** – 6399 Christie Avenue; deck and waterproofing repair.
- **1022 44th Street** – residential basement storage renovation.
- **Sherwin Williams** – 1450 Sherwin Street; demolition.
- **Pixar** – 1200 Park Avenue; demolition of four office fronts.
- **Guitar Center** – 5925 Shellmound Street; interior improvements, signage.
- **8 Captain Drive #E362** – Residential bathroom repair/replacement of fixtures.
- **1550 Brunswig Lane #83** – Residential repair/replacement of bath fixtures, lighting upgrade.
- **1168 36th Street** – Demolition of existing billboard, utilities, foundation.
- **1252 63rd Street** – Residential electrical service upgrade, units A, B, and C.
- **1256 64th Street** – Residential water heater and wall furnace replacement.
- **6598 Hollis Street** – Replace sewer lateral.
- **5527 Beaudry Street** – Replace sewer lateral.
- **1030 45th Street** – Replace sewer lateral.
- **1021 47th Street** – Replace sewer lateral.
- **1282 61st Street** – Replace sewer lateral.
- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **Parkside Apartments (formally Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units, 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.
- **Marketplace Redevelopment Phase 1** – 64th Street and Christie Avenue; property owners TMG, their equity partners Essex Property Trust, and their design team presented the Market Place Redevelopment Phase I project at 64th and Christie, which consists of 193 rental units in a five-story building. Also present were various City staff representatives from the Planning and Building, Fire, and Public Works Departments. The purpose of the meeting was to offer pre-application information relating to the City's condition of approval, administrative process, architectural design criteria and construction scheduling.

- **Hollis Street Pedestrian Bridge** – over Hollis Street between 5800 and 5885 Hollis; conceptual design was presented by the architect/engineer on behalf of Wareham. The project consists of a bridge structure spanning over Hollis Street connecting the EmeryStation East and EmeryStation Greenway buildings. The proposed structure is 91 foot long steel-framed enclosed bridge, with the lowest portion of the bridge being 28 feet above finished grade. The bridge would allow office personnel and/or equipment passage between the buildings without leaving security zones. The project is in its conceptual design and appears to be buildable, with construction tentatively planned to begin this summer following Planning Commission and City Council approval.

Construction Meetings

Construction meetings (weekly) and site visits were held in January for the following projects:

- **Public Market** – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
- **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; 91,000 square foot laboratory building.

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.
- **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.
- **Emeryville Police Station** – 2449 Powell Street; renovation, tenant improvements.
- **Sherwin Williams Site Remediation** – 1450 Sherwin Avenue; shoring/grading.
- **Novartis Building M** – 1400 53rd Street; demolition.

Projects Completed or Nearing Completion

The following projects have received Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or final building permit sign-off (final) for the month of January:

- **7 Eleven** – 4000 San Pablo Avenue; tenant improvements (CO).
- **Emeryville Police Station** – 2449 Powell Street; renovation (TCO).
- 9 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 January, 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 WC³ plan check staff for 18 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 162 counter contacts and 137 telephone queries in January.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for January. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 412 inspections in January. Requests for this month average 206 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ 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 EmeryStation Greenway account for an adjusted four to 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. Field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division’s voice mail system 24 hours until 7:00 a.m. the day of the inspection request.

Daily Staff Discussions and Coordination

The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. The Building Division staff continues 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.

ADMINISTRATION/OTHER

The End of Redevelopment. As noted in last month's progress report, the California Supreme Court issued a decision on December 29 that abolishes redevelopment agencies in California. Legislation to extend the deadline for termination failed to pass in January, so the Emeryville Redevelopment Agency ceased to exist on February 1, 2012. The Agency was created by the City Council by Ordinance No. 75-001 on January 27, 1975, so it had a very successful run of just over 37 years. At the January 17 City Council meeting, the City Manager noted that it was "with great personal disappointment that I now provide the Council with an overview of the dismantling of one of the most important tools in the transformation of this community." He enumerated some of the accomplishments of the Emeryville Redevelopment Agency:

- Invested over \$25 million in the cleanup of 144 acres of contaminated property through the City's "Brownfields" program, which won state, federal, and international recognition.
- Began making connections envisioned in the General Plan by investing \$25 million in the 40th Street Bridge and building the first pedestrian-bicycle bridge over the railroad at the Amtrak station.
- Fostered development of several million square feet of commercial and retail development as a result of Brownfields cleanup, generating tens of millions of dollars in property tax revenues to help fund the Capital Improvement Program.
- Generated over \$25 million in new sales tax revenues over the last 20 years that supported basic community services including fire, police, and recreation.
- Built two new hotels that now contribute over \$2.3 million per year to the General Fund, or about 8% of the City's budget, for basic City services.
- Invested over \$192 million in redevelopment funds in the Capital Improvement Program, 80% of which was spent on quality of life projects including six new parks, the Emeryville Greenway/bike path, public facilities such as the Emeryville Child Development Center, renovation of the Veterans Hall for use by the Senior Center, and production of over 750 units of affordable housing. As a result, Emeryville is one of the top three cities in the Bay Area for the production of affordable housing.
- Promoted alternative transportation by helping to get the Emery Go-Round off the ground in its early years (this free citywide shuttle now carries over 1.3 million passenger a year), paying for the Amtrak station so the City can be served by the Capitol Corridor commuter train service (Emeryville now has the sixth busiest Amtrak station in California), and investing substantially in various bicycle and pedestrian facilities.
- Fostered the education of our children by helping the Emery Unified School District recover from bankruptcy through lease payments for the use of playing fields and gym facilities for City recreation programs to enable the school district to pay off its state loan, emerge from State control, and reestablish local control; and set aside \$25 million for the City's share of

the Center of Community Life, which is now being matched by over \$40 million of voter approved bonds sold by the school district.

On January 25, at a special citywide staff meeting, the City Manager provided an overview of the process for winding down the redevelopment program, and answered questions. He explained that the City has been designated as the “successor agency” of the Redevelopment Agency; that an “Enforceable Obligation Payment Schedule” (EOPS) has been developed to list all of the outstanding obligations of the Agency that must be paid; and that a new “oversight board” will be created, consisting of City, county, state, and other agency representatives to oversee the City’s actions in winding down the affairs of the Redevelopment Agency. There are many unanswered questions, mainly due to ambiguities in the hastily-written law that abolished redevelopment in California, and Emeryville, like all 425 former redevelopment agencies in California, will be working hard over the coming months and years to figure out the process.

State of the City Address. On January 26, the Planning and Building Director attended the Chamber of Commerce’s annual State of the City luncheon and heard very informative presentations from the Mayor and City Manager, which included a discussion of the future outlook for the City in the post-redevelopment era.

Alameda County Planning Directors Meeting. On January 6, the Planning and Building Director and Associate Planner Diana Keena attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Fremont. The meeting featured a presentation and discussion with ABAG Planning Director Ken Kirkey and staff planner Gillian Adams on the scenario analysis and policy ideas for the regional Sustainable Communities Strategy and Regional Housing Needs Allocation.

American Planning Association (APA) California Chapter Northern Section Retreat. As a Board member of APA-Northern California Section, Senior Planner Miroo Desai attended its annual board retreat held on Saturday, January 21. She also participated in the monthly state-wide phone conference of APA’s Diversity Directors on January 24.

Leadership East Bay. Senior Planner Miroo Desai attended the fourth of the eight one-day lecture series of the Leadership East Bay program. The lecture series on January 13 was on education and occurred at the U.C. Berkeley campus.

TMA Board Meeting. On January 12, Assistant Planner Arly Cassidy attended a board meeting of the Emeryville Transportation Management Association (TMA), which funds and manages the Emery-Go-Round. At this meeting, members considered expanding into bike sharing service. Representatives from two companies met with the board, displayed their products (bikes and locking docks) and discussed their price structures. The board will consider this information and make a decision at a future meeting.

Architecture at Zero. PG&E recently sponsored a “zero net energy” design competition for the Sherwin Williams site. In December, staff and Councilmember Nora Davis attended the award ceremony at the American Institute of Architects San Francisco office. The designs will be on display in the “link” outside the Council Chambers through February 24.

City Council Retreat. On January 17, the Planning and Building Director participated with other department heads in a planning session for a City Council retreat to be held on February 28 at which the Council will be asked to discuss their thoughts on refining and implementing the vision for the city, as expressed in the General Plan and other plans and programs, in preparation for the upcoming development of the next two-year budget. Daniel Iacofano of MIG, who helped facilitate the General Plan process, has been retained to facilitate this retreat; he led the discussion at the January 17 planning session.

Economic Development Project Meeting. On January 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.

Cost Recovery. Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on January 30 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over a year, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Our intern has completed GIS geo-coding of condominiums, and optimizing of TRAKiT project entries back to 2004. Staff and the IT Manager met on January 11 to compare notes and ensure a smooth implementation of the system. 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 Interns. Planning Intern Lubaina Rangwala resigned to return home to India; her last day was January 31. A new intern, Andy DiGirolamo, is scheduled to begin work on February 8.

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.

Our Motto: 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
PERMITS ISSUED													
Building Permits	22	24	24	19	22	12	12						135
Plumb., Elec., Mech.	36	34	30	35	39	22	23						219
Fire	11	11	15	18	11	9	5						80
MON. TOTALS	69	69	69	72	72	43	40	0	0	0	0	0	
FISCAL YEARLY TOTAL													434
VALUATION													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100	\$375,777						\$2,307,947
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400						\$2,221,735
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422	\$886,688	\$1,488,289						\$27,169,953
MON. TOTALS	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$980,532	\$1,952,466	\$0	\$0	\$0	\$0	\$0	
FISCAL YEARLY TOTAL													\$31,699,635
FEES COLLECTED													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03	\$6,814.84	\$8,401.40						\$162,008.29
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00	\$87.00						\$1,493.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60	\$1,362.98	\$1,680.28						\$32,406.66
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62	\$10,768.36	\$13,483.27						\$243,451.05
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22	\$11,512.27	\$4,794.29						\$497,807.87
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74	\$821.33	\$393.86						\$86,456.90
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09	\$2,859.28	\$2,630.60						\$50,996.92
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54	\$1,876.81	\$3,579.09						\$35,593.05
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64	\$1,501.13	\$1,669.52						\$35,181.35
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64	\$269.70	\$344.19						\$6,195.65
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67						\$2,381.61
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94	\$897.23	\$686.40						\$41,468.50
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00	\$2,464.00	\$3,080.00						\$23,071.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24	\$0.00						\$3,831.24
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00	\$3,987.54	\$66,136.14	\$0.00						\$97,899.83
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00	\$0.00	\$0.00						\$1,747.18
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51	\$3,941.79	\$0.00						\$40,325.95
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						\$0.00
MON. TOTALS	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$272,239.10	\$112,926.05	\$40,963.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
FISCAL YEARLY TOTAL													\$1,362,316.05

Planning and Building Department
Major Development Projects
January 2012

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	Tentatively scheduled for Planning Commission study session 4/26/12 and approval 6/28/12.						
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" NE 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.						
Bay Street "Site 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.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Tentatively scheduled for Planning Commission hearing on 4/26/12.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC study session 10/27/11. PC hearing tentatively 3/22/12.						
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.						
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.				PC - 10/27/11		
Emeryville Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11.				PC - 9/22/11		
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. Two year extension request tentatively scheduled for PC hearing 5/24/12.				PC - 6/24/10		
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC to consider 2-year extension request on 2/7/12.				CC - 2/16/10		
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
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		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Planning issued plan check comments 11/22/11. Revised plans received 1/25/12.			PC - 10/27/11			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11. Building permit application submitted 9/27/11.			PC - 5/26/11			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Building permit applications for all buildings under review and almost ready to issue.			PC - 12/10/09			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permit applications for three buildings submitted 9/19/11.			CC - 11/18/08			
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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit approved 8/26/11 and is ready to issue when fees are paid.			CC - 11/20/07			
Bullseye Glass 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	Building permit for seismic upgrade issued 10/4/11. TI permit issued 1/6/12.			PC - 5/26/11			
PRC Medical Office 1335 Stanford Avenue	Reuse existing 15,200 s.f. building for clinic.	PC approved 8/26/10. Building permit issued 9/27/11.			PC - 8/26/10			
EmeryStation 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			
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			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Phase I TI building permit issued 7/8/11. Phase I TCO issued 9/1/11.			CC - 5/19/11			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	Building permit issued 5/6/10. TCO issued 1/10/12.			DPB - 7/9/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
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
January 2012

<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. Two year extension request to be considered by City council on February 7, 2012.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
January 2012

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session 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
Bay Street - Site B Shellmound/Powell/railroad	Department store and public parking garage.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session 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
Marketplace Redevelopment Phase I – 64 th and Christie Building, Southeast corner of 64 th Street and Christie Avenue FDP08-02	193 residential rental units in a five-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. 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.	Denise Pinkston TMG Partners (415) 772-5900

Planning & Building Department
Status of Major Development Projects - City of Emeryville
January 2012

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condo- miniums 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.	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 st 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 st 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 st Street relocated to new location at corner of Adeline & 40 th 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 st 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. Approved building permit application for 7-Eleven on September 1, 2011; ready to issue. Issued building permit for 7-Eleven on October 11, 2011. Issued CO for 7-Eleven on January 20, 2012.	Stuart Gruendl BayRock Residential (510) 873-8880

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Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	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. Expiration date extended to April 12, 2012 by Chief Building Official.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE-WORK PROJECTS			
Parkside (formerly 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. Received building permit application on September 19, 2011.	Amir Massih Archstone Smith (510) 235-1170
Ocean Avenue Townhomes 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. Outstanding fees paid November 16, 2011. Construction process has begun.	Sasha Shamzad MRE Commercial (510) 849-0776

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<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.</p>	<p>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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011 and is ready to issue.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. 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. Temporary certificate of occupancy was issued on October 28, 2011.</p>	<p>Seth Krubiner (415) 602-3326</p>

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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. Received application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</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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<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>
OFFICE/HIGH TECH PROJECTS			
<p>EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

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Wells Fargo Bank Branch Northwest corner of Shellmound Street and Christie Avenue DR11-024	New 4,995 square foot bank branch office.	Planning Commission study session held October 27, 2011. Design review application filed January 30, 2012. Public hearing tentatively scheduled for March 22, 2012.	David Danis Vice President Wells Fargo Bank (415) 894-3228
PRC Medical Group 1335 Stanford Avenue UP10-04/DR10-14	Convert existing 15,200 square foot office building to medical clinic. Privately-owned parking spaces in City parking lot across Stanford Avenue being reconfigured into private parking lot as part of conversion of city parking lot into public park in conjunction with Parkside residential project.	Approved by Planning Commission on August 26, 2010, Building permit application submitted on June 9, 2011; issued on September 27, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920
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. Building permit application under review by City of Oakland. Project underwent "value engineering" due to budget constraints. Revisions approved by Planning Commission on October 27, 2011. Plan check comments on new building permit plans issued to applicant and Oakland on November 22, 2011. Revised building plans received January 25, 2012.	Christopher Wadleigh (949) 702-0700
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission's approval is now final.	Shawn Fritz Kava Massih Architects (510) 644-1920
Hollis Street Pedestrian Bridge Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Tentatively scheduled for Planning Commission consideration of Major Design Review permit on April 26, 2012. Will also require City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
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. TCO issued on January 10, 2012.	Mauricio Moreno Don Dommer Associates (510) 655-7793

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Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request tentatively scheduled to be considered on May 24, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
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
Pak N Save Upgrade 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. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
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. Monthly community workshops ongoing. Planning Commission study session tentatively scheduled for April 26, 2012; public hearing tentatively scheduled for June 28, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	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. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011.	John Horsh (510) 872-6182

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Bullseye Glass 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. Received building permit application for tenant improvements and exterior improvements on August 17, 2011. Approved building permit application on September 20, 2011 for seismic upgrade; ready to issue. Issued permit for seismic upgrade on October 4, 2011. Approved building permit for tenant improvements on November 29, 2011. Issued Building permit for tenant improvements on January 6, 2012.	Mark Schlientz Kava Massih Architects (510) 644-1920
Emeryville Center for the Arts 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. 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. Planning Commission approved project on September 22, 2011.	Sheila Bergman Executive Director (510) 601-0520
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