



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** April 1, 2012

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

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

**SUBJECT:** **PROGRESS REPORT – MARCH 2012**

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### HIGHLIGHTS OF THE MONTH

A grading permit and building permits for all three buildings of the Ambassador Housing project were issued on March 15 and the project is under construction. This is the first building permit issued for a major residential project in over four years, and will hopefully be followed soon by other residential projects such as Parkside, 64<sup>th</sup> and Christie, and Bakery Lofts IV.

Following several years of hard work by staff and consultants, in consultation with transit agencies and other stakeholders, the Sustainable Transportation Plan was adopted by the City Council on March 20. The Plan includes strategies to improve transit services, pedestrian and bicycle connectivity, transportation demand management, parking management, and wayfinding. Many of its strategies will be implemented through the updated Traffic Impact Fee.

The Pedestrian and Bicycle Plan is close to adoption. The City Council held a study session in March, to be followed by adoption hearings by the Planning Commission and City Council in April and May, respectively.

The 2011 annual report on implementation of the General Plan, including the Housing Element, was approved by the City Council on March 20. The report shows impressive progress towards implementing the plan: in Calendar Year 2011 there was progress on 53 of 59 Housing Element actions and 65 of 74 short-term actions for the other eight elements.

Remediation of the Sherwin Williams former paint factory site was completed in March. A Completion Report is being drafted and will be submitted to the state Department of Toxic Substances Control (DTSC) in late spring, with an anticipated response before fall. A few on-site and off-site follow-up tasks are expected to be completed within the next few weeks.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

The following planning and building related items were considered by the City Council at its March meetings:

#### March 6, 2012

**Eastshore State Park.** The City Council approved a \$200,000 grant application to the U.S. Environmental Protection Agency to help fund the design of the Powell Street Frontage/Upland Area, including a proposed bioswale to drain stormwater from Powell Street. If the grant application is approved, Planning staff will manage the design process in cooperation with the East Bay Regional Park District.

**Safe Routes to Schools.** The Council passed a resolution accepting a \$748,000 Safe Routes to Schools grant from Caltrans to improve pedestrian safety at the intersections of 43<sup>rd</sup>, 45<sup>th</sup>, and 47<sup>th</sup> Streets with San Pablo Avenue. These improvements are identified in the draft Pedestrian and Bicycle Plan, and are consistent with General Plan policies calling for measures to enhance pedestrian circulation to schools and the Center of Community Life, and to participate in the Safe Routes to Schools program.

#### March 20, 2012

**Pedestrian and Bicycle Plan.** The Council held a study session on the draft Pedestrian and Bicycle Plan to implement the pedestrian and bicycle policies of the General Plan. The draft plan includes pedestrian and bicycle programs, citywide improvements, recommendations for bicycle boulevards, and site-specific pedestrian and bicycle projects. Its adoption will require amendments to the General Plan pedestrian and bicycle maps. The Council discussed the plan and requested that two bicycle repair/maintenance stations be added.

**Emeryville-Berkeley-Oakland Transit Study.** The Council approved a resolution authorizing staff to apply to Caltrans for a \$250,000 Urban Transit Planning Studies grant, which would be funded by the Federal Transit Administration, with a \$32,391 City match. The study will explore ways to improve local public transportation in the central East Bay Green Corridor including West Oakland, Emeryville, and West Berkeley.

**General Plan Annual Progress Report for 2011.** The Council adopted a resolution approving the Annual Report on implementation of the General Plan, including the Housing Element, in Calendar Year 2011, and authorizing its transmittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report showed progress in 53 of 59 Housing Element actions and 65 of 74 short-term actions for the other eight elements.

**Sustainable Transportation Plan.** The Council passed a resolution adopting the Sustainable Transportation Plan to implement transportation policies of the General Plan and accepting the background report. The Plan includes strategies to improve transit services, pedestrian and

bicycle connectivity, transportation demand management, parking management, and wayfinding. The Council added a strategy to request Emeryville's State legislators to amend State legislation to allow non-rail passengers on Amtrak buses between Emeryville and San Francisco.

***Economic Development Strategy.*** The City Council adopted an Emeryville Economic Development Strategy and implementation plan. This strategy was developed over the past several years by the Economic Development and Housing Department in cooperation with the Chamber of Commerce. The Planning and Building Department was involved in this effort, and will be instrumental in a number of the implementation measures, which include a paid parking program, completing the EmeryStation West/Transit Center project, completing the North Hollis Undergrounding project, completing the Emeryville Center for the Arts, implementing developer incentives through the Zoning Ordinance bonus point system, and completing the "Green Living Room" project at the Public Market, among others.

### **PLANNING COMMISSION**

The March 22 Planning Commission meeting was cancelled because there were no items ready for public hearing at that time.

### **ZONING UPDATE STEERING COMMITTEE**

The Zoning Update Steering Committee did not meet in March; its next regular meeting will be on May 22.

### **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The Park Avenue District Advisory Committee did not meet in March. Its next regular quarterly meeting will be on May 9.

### **TRANSPORTATION COMMITTEE**

At its March 27 meeting the Committee heard a public comment on the red light camera program. The Committee considered the issue of overnight parking of semi trucks in the Park Avenue District and referred the issue to the Park Avenue District Advisory Committee to develop clear signage prohibiting truck parking and a plan for sign locations. The Committee continued an item on the red zone along the west side of Hubbard Street between Park and Sherwin Avenues to allow staff time to conduct field research, and recommended to move ahead with a public-private parking program at the Marina; the item was referred to the Marina Committee for further consideration. The Committee recommended that the 30 minute green zone on the east side of Hollis Street between Park Avenue and 45<sup>th</sup> Street be eliminated after both sides of the block are notified.

### **PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE**

At its March 5 meeting, the Pedestrian/Bicycle Advisory Subcommittee discussed the details of Bike to Work Day to be held on May 10, including energizer station locations and city gift bags.

## COMMUNITY EVENTS COMMITTEE

At its March 7 meeting the Community Events Committee approved two weddings at the Marina to be held on May 19 and September 29, and two city events. Spring Festival 2012 was held on March 17 and Earth Day will be held on April 21 at Doyle Hollis Park.

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The DCC met on March 14 with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Community Services Departments and the City Manager discussing the following topics:

**Emeryville Center for Community Life.** DCC members discussed this proposal for a K-12 school and community services facility on the current site of the Emery Secondary School, which will be going to the Planning Commission for a study session on April 26. The Committee noted that the plans would need to include better circulation, landscape and lighting plans. It was mentioned that street lighting on 47<sup>th</sup> and 53<sup>rd</sup> Street is inadequate. It was suggested that the water table and depth of the Temescal Creek culvert be checked to see if the lower level of the proposed amphitheater is viable. The programming for the amphitheater should be considered now so that it can be designed for the necessary electricity and sound needs. There was a discussion regarding the use of the “Community Commons” by high school students; the current proposal is that this area be “off limits” to students during the school day, but DCC members felt that this was unrealistic and undesirable. Inadequacy of bike parking was noted as was lack of details regarding the faux creek on 53<sup>rd</sup> Street, which is called for in the General Plan. It was suggested that the design of the buildings along San Pablo Avenue be made more pedestrian friendly either in the form of large windows or gallery space.

**Farley’s Use Permit for Beer and Wine.** Committee members reviewed a proposed conditional use permit to serve beer and wine at Farley’s, an existing café on 65<sup>th</sup> Street. DCC discussion lead to the realization that the face of the building is on the property line so that all existing outdoor seating is in the public right of way, which requires a sidewalk café permit. Farley’s is adding the sidewalk café permit to their use permit application, which is to be heard by the Planning Commission on April 26.

**Wells Fargo Bank.** It was mentioned that further study is being conducted of the impact of turning movements from Shellmound Street into the parking lot of this proposed bank building at Shellmound Street and Christie Avenue.

### CURRENT PLANNING PROJECTS

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

**Emeryville Center of Community Life.** This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47<sup>th</sup> Street and San Pablo

Avenue. The School District hopes to begin demolition of the existing school buildings in the Fall of 2012. Staff attended the seventh community workshop at the Emery Secondary School on Saturday, March 3. 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 scheduled for April 26. Meanwhile, staff will be participating in the School District's preparation of a Mitigated Negative Declaration CEQA environmental document.

***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, 2011. On March 28, staff met with ECA board members and representatives of the Ragged Wing Ensemble, a dance company that is interested in locating at the facility. Until the Center for the Arts is built, Ragged Wing will consider using the performance space in the Senior Center.

***Wells Fargo Bank Branch Office.*** This is a proposal for a new 5,000 square foot branch bank 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 April 26. A traffic study has been prepared, which indicates to staff that there may be issues with cars turning left from Shellmound Street into the parking lot.

***Klinknerville Improvements.*** An application for a conditional use permit, design review, and parking variance has been received to refurbish and reuse the industrial building at 6315 Doyle Street for light manufacturing and distribution with accessory office space. The building façade will be improved with new windows, the removal of a roll up door and loading dock, and new parking and landscaping. The parking will be located inside the building.

***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. A grading permit and building permits for all three buildings were issued on March 15, and the project is under construction.

***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 was approved by the City Council on February 7. Meanwhile the building permit application for the residential project was received on September 19 and is under review; it was almost ready to issue, but the applicant has now revised the structural system, which requires extensive rechecking. When the City Council originally approved the project, they deferred on the tree removal permit for street trees along Powell and Doyle Streets. Staff has received an arborist report recommending removal of the existing street trees and their replacement with new trees. This will be considered by the City Council on April 5.

**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). Meanwhile, the building permit was issued on September 27 and the project has been constructed; it received a Temporary Certificate of Occupancy on March 16 and a final inspection on March 30; the Certificate of Occupancy is pending.

**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, 2011. Staff has met several times 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.

**Public Market.** Several planning permits have been approved recently for on-going improvements at the existing Public Market buildings, including three new major tenants: Guitar Center, Urban Outfitter, and Hot Italian restaurant, as well as renovation of the existing food court. These permits have included administrative Design Review for improvements to the sidewalk and plaza areas, minor Design Review for Guitar Center signs, and Planning Commission approvals for new entry signage and a canopy for the renovated food court, and for a new rooftop Urban Outfitters sign. Guitar Center and Hot Italian are now open for business, and work on the Urban Outfitters spaces is proceeding; they are expected to open soon.

**EmeryStation Greenway.** This four-story 91,000 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. Wareham Development hopes to have the building shell completed in the next few months. 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. The project will require Design Review from the Planning Commission as well as City Council approval to cross a public street.

**EmeryStation 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. On February 7 the City Council approved a two year extension of

the project's planning permits, which will now expire in February 2014 unless a building permit application is filed before then.

**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, Madison Marquette is considering other options for the site, which they hope to purchase from the City.

**Sherwin Williams Site.** Remediation of the Sherwin Williams former paint factory site was completed in March. A Completion Report is now being drafted and will be submitted to the state Department of Toxic Substances Control (DTSC) in late spring, with an anticipated response from DTSC before fall. The waste hauling from the site was completed on March 30. There are a few off-site activities still to be completed including asphalt repairs along Halleck Street between Park and Sherwin Avenues, brick inlay repairs at the Halleck/Park intersection, and hydro-seeding of the City owned land at the western end of Sherwin Street ("Parcel D"). The remaining activities to be completed on the Sherwin-Williams site include: cleaning the paved surfaces within the fenced area of the site, off-hauling the water that was collected from site dewatering activities after recent rains, and backfilling the remaining excavation area with clean soil that is already present on site. Sherwin-Williams plans to complete these on-site tasks by April 6. All of this work will be overseen by DTSC.

**City Storage.** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40<sup>th</sup> 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 47<sup>th</sup> Street was approved on August 26, 2011 and will be issued when all applicable fees are paid. At the applicant's request, the building permit application has been extended to October 2012, and will expire at the time if fees are not 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. The project is under construction and is almost complete.

**Panera Bread.** This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40<sup>th</sup> Streets was originally approved by the Planning Commission on December 9, 2010; “value engineering” changes were approved by the Commission on October 27, 2011. 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 signed off the building plans in early February and the building permit was issued by Oakland on February 14. The project is under construction.

**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.

**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.

**Maz Building.** On February 24, staff met with a developer concerning a potential housing development at the Maz building site at the corner of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard. The south, west, and north facades of the existing building would be retained and incorporated into the project. Because the property is partially in Oakland, staff is holding ongoing discussions with Oakland Planning staff to coordinate processing of planning approvals.

**Developer Inquiry.** On March 5, Planning and Economic Development and Housing staff met with representatives of Center Street Development, a multi-family apartment development company, to discuss development opportunities in Emeryville.



## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

***New Fence, 6150 Christie Avenue.*** A minor design review permit to install a new chain link fence with a green privacy screen around the property was approved on March 8.

***Wareham Ark Project, 5915B Hollis.*** A minor design review permit to install a shipping container for storage with a screening wall with vines and landscaping as approved on March 9.

### Signs

***PRC Medical, 1335 Stanford Avenue.*** A minor sign permit to install two vinyl signs, one blade sign and one monument sign was approved on March 2.

***Grato Deli, 4125 San Pablo Avenue.*** A minor sign permit to install one channel letter wall sign was approved on March 14.

***Athleta, 5652 Bay Street.*** A minor sign permit to install one channel letter sign and one blade sign was approved on March 15.

## ADVANCED PLANNING PROJECTS

***General Plan and Housing Element.*** As noted above, on March 20 the City Council adopted a resolution approving the Annual Report on implementation of the General Plan for Calendar Year 2011, including the annual report on the Housing Element, and authorizing its transmittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development

***Zoning Update.*** Work continues on drafting sections of the new zoning regulations. In March staff worked on the development bonus system, performance standards, provisions for wireless communications facilities, and requirements for open space in residential development. In addition work has begun on modifications to the Affordable Housing Set Aside and housing density bonus section. Staff consulted with Stopwaste.org to discuss draft elements of the bonus system related to alternative energy and water conservation and to seek additional options and language necessary to ensure an efficient implementation. The staff Technical Advisory Committee held weekly two-hour meetings throughout the month. At its January meeting, the Zoning Update Steering Committee directed that staff complete work on parking, the bonus point system, performance standards, telecommunications, and affordable housing by the May 22 Steering Committee meeting, and staff is working diligently towards that goal.

***Pedestrian and Bicycle Plan.*** Staff and consultants presented the draft Pedestrian and Bicycle Plan to the City Council at a March 20 study session, and have been working on incorporating requested changes. The Study Session Draft is available on the plan website at <http://www.emeryvillepedbikeplan.org>.

**Sustainable Transportation Plan.** As noted above, the City Council adopted the Sustainable Transportation Plan on March 20. In preparation for the hearing, staff updated the plan and comments table to reflect Planning Commission comments, posted the plan web page, and emailed the link to the plan to interested parties including transit agencies.

**Traffic Facilities Impact Fee Update.** On March 1, staff met with Fehr and Peers to review the list of proposed bicycle, pedestrian, transit and auto projects to be incorporated into the Traffic Impact Fee, mostly resulting from the almost-completed Pedestrian and Bicycle Plan and Sustainable Transportation Plan. On March 16, staff met with representatives of the Emeryville Transportation Management Association to discuss how to modify intersections so that Emery Go-Round buses can quickly get around traffic congestion. It was decided to ask Fehr and Peers to study and identify projects that could be incorporated into the Traffic Impact Fee study. As a result, the scheduled Planning Commission and City Council study sessions have been postponed until this study is completed.

**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 affects the funding of many CIP projects, a City Council study session scheduled for March 15, 2011, a Planning Commission review of consistency of the CIP with the General Plan scheduled for April 28, 2011, and a Community Development Commission discussion of the CIP scheduled for August 16, 2011 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, 2011, meaning that funding for capital improvement projects is severely reduced. The City Council will consider a revised Capital Improvement Program in the future, following adoption of the fiscal years 2012-13 and 2013-14 operating budget in June. The new CIP will then be presented to the Planning Commission for a determination of consistency with the General Plan.

**Shellmound Design Guidelines.** The design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64<sup>th</sup> Street were considered by the Planning Commission on January 26 and continued to a future meeting to allow for further consultation with property owners. Economic Development and Housing staff has sent the draft guidelines to the five major property owners on this portion of Shellmound Street, and met internally on February 23 to discuss their comments. The Guidelines are now scheduled to be considered by the Planning Commission on May 24. After the Planning Commission approves them, they will be forwarded to the City Council for adoption. An amendment to the Emeryville Design Guidelines will be required to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two.

**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 "Recognized 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 event is being planned for Earth Day, April 21.

***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. As noted above, the City Council approved submittal of a \$200,000 grant application for this project on March 6.

***Sustainable Communities Strategy.*** On March 9, the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) released the "Preferred Scenario" for the Sustainable Communities Strategy required by SB 375, called the "Jobs-Housing Connection Scenario". City staff began comparing it to the Emeryville General Plan and ABAG's earlier Alternative Scenarios and will prepare comments for City Council consideration on April 17.

***Countywide Transportation Plan and Measure B.*** At its March 8 meeting, the Technical Advisory Working Group discussed polling questions for Measure B, the final draft Countywide Transportation Plan, and the county and regional process for completing the Sustainable Communities Strategy and Regional Transportation Plan.

***Emeryville-Berkeley-Oakland Transit Study.*** Staff convened a meeting on March 19 with staff from AC Transit, BART, the Emeryville Transportation Management Association, Oakland and Berkeley to focus and define the project. As noted above, on March 20 the City Council approved an application to Caltrans for an Urban Transit Planning Studies grant from the Federal Transit Administration; the grant application was submitted on March 29. The project would study land use and transportation options for mutually supportive development of land uses and transit in the central East Bay Green Corridor in West Oakland, Emeryville, and West Berkeley.

***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) to study sea level rise in the western Alameda County corridor between Emeryville and Hayward. The group did not meet in March.

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

**Park Avenue District.** AT&T removed the poles on Park Avenue and side streets and began replacing the concrete where the poles had been. When the sidewalks are patched, the Park Avenue beautification project, as called for in the Park Avenue District Plan, will finally be complete.

## **BUILDING DIVISION**

### **Permit and Inspection Activity**

The attached tables summarize the ninth month of fiscal year 2011-2012 for building permit and inspection activity. The month of March 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 March a total of 51 permits have been issued, based on a total valuation of about \$20.4 million and generating about \$694,000 in fees. During the same period, 334 inspections have been conducted. Field inspection totals of 101 (30%) were related to major projects and 233 (70%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

### **Major Projects**

A grading permit and building permits for all three buildings of the Ambassador Housing project were issued in March and the project is under construction. Final inspections were approved for the renovated Police Station at 2449 Powell Street and for the PRC Medical Group building renovation project at 1335 Stanford Avenue; the Certificates of Occupancy are pending. The building permits for the Bakery Lofts IV and Ocean Avenue Townhomes have been approved and construction activity is anticipated in the near future. Building permits for the Parkside (formerly "Papermill") residential/live-work project are expected to be issued soon. The EmeryStation Greenway project is well underway and construction continues for other major projects including the Marina south dock replacement and redecking of the slip docks; National Holistic Institute's photo voltaic solar panel system; Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65<sup>th</sup> (construction defects); Andante (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope remediation); and Public Market storefront and Urban Outfitters tenant improvements. The Building Division anticipates new development projects in fiscal year 2011-2012 including the Emery Station West/Transit Center; Pak N Save Upgrade; Baker Metal Live-Work; 39<sup>th</sup> and Adeline Project; Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings; Marketplace Redevelopment Phase 1 (64<sup>th</sup> and Christie) residential project; and Parkside Apartments (formerly 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 March the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

### Pre-Submittal Meetings

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

- **4245 Halleck Street** – soil remediation and shoring.
- **Giampolini** – 1482 67<sup>th</sup> Street; tenant improvements.
- **Bayer CMF** – 1403 Stanford Street; tenant improvements.
- **Ambassador Housing; Buildings A, B, C** – 36<sup>th</sup> and Peralta Streets; rental housing units, grading.
- **Emeryville Marina** – 3310 Powell Street; resurfacing wood decks.
- **6017 Christie Avenue** – Code enforcement, notice of violation for work without permits.
- **CSAA** – 1900 Powell Street; gym remodel.
- **Environ** – 2200 Powell Street, 7<sup>th</sup> floor; tenant improvements.
- **Clif Bar** – 1400 65<sup>th</sup> Street, shed/storage.
- **1021 44<sup>th</sup> Street** – Upgrade foundation, kitchen remodel.
- **1900 Powell Street** – Rated corridor upgrade.
- **2000 Powell Street** – Rated corridor upgrade.
- **Nothing Bundt Cakes** – 5745 Christie; tenant improvements.
- **Courtyards at 65<sup>th</sup>** – Fire block repair between buildings.
- **1266 62<sup>nd</sup> Street** – Replace sewer lateral.
- **1301 59<sup>th</sup> Street** – HSP excavation, site remediation.
- **Public Market** – 5959 Shellmound Street; storage area and vendor stalls.
- **6150 Christie (former Christie Park Towers)** – Construct perimeter fencing.
- **5701 Hollis Street** – Private sewer lateral replacement.
- **4336 Essex Street** – Private sewer lateral replacement.
- **Marriott Courtyard Lobby** – 5555 Shellmound Street; lobby remodel.
- **Cresa Partners Realty** – 6701 Hollis Street; demising walls for two offices.
- **Kagi** – 6001 Shellmound Street 5<sup>th</sup> floor; demising walls, office/break room.
- **Novartis Building 4** – 5300 Chiron Way; laboratory tenant improvements.
- **Andante (four buildings)** – 1121 40<sup>th</sup> Street; 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.

- **Marketplace Redevelopment Phase 1** – 64<sup>th</sup> and Christie Avenue; 193 residential rental units in five-story building.
- **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. Demolition at 5710 Hollis Street and temporary shoring for Buildings A and B.

### Pre-Construction Meeting

**Ambassador Housing Project.** On March 13, City staff representatives from the Economic Development and Housing, Public Works, and Fire Departments, and the Building Division met with the development team for the Ambassador Project to discuss various issues such as administration, expectations, contact individuals, permit counter hours, construction schedules, storm water, waste management, working hours, construction signage, engineering, requests for information, inspections, certificate of occupancies, fees, third party water intrusion/construction defect provisions, conditions of approval, etc. The purpose of the preconstruction meeting is to establish a common working relationship with the developer including communication resources, and information gathering which typically results in a positive experience in what would otherwise be a challenging, difficult project to manage.

### Construction Meetings

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

- **Public Market** – 5959 Shellmound Street; storefront improvements.
- **Emeryville Marina** – 3310 Powell Street; south basin dock replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Urban Outfitters** – 5905 Shellmound Street; tenant improvements.

### 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. Temporary certificate of occupancy was granted in January 2012; final inspection approved in March 2012; certificate of occupancy pending.
- **Sherwin Williams Site Remediation** – 1450 Sherwin Avenue; shoring/grading.
- **Novartis Building M** – 1400 53rd Street; demolition.
- **Ambassador Housing** – 36th and Peralta Streets; grading.

## 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 March:

- **Cross Fit** – 1313 67th Street; tenant improvements (CO)
- **PRC Medical Group** – 1335 Stanford Avenue; tenant improvements (TCO)
- 12 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 March, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 8 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 20 applications submitted.

## Contacts and Inquires

Building Division staff fielded a total of 180 counter contacts and 154 telephone queries in March.

## Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for March. 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 334 inspections in March. Requests for this month average 167 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 8 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

**Alameda County Planning Directors Meeting.** On March 16 the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Piedmont. The “preferred scenario” for the regional Sustainable Communities Strategy, called the Jobs-Housing Connection, which was released by the Association of Bay Area Governments and the Metropolitan Transportation Commission on March 9, was discussed. It was decided to meet again in three weeks, on April 6, to discuss it further since comments are due by May 1.

**Mayors Conference.** Staff assisted Denise Pinkston of TMG with a presentation on Transit Oriented Sustainable Infill Development at the Public Market, and attended the Mayor’s Conference at Trader Vic’s restaurant on March 14.

**American Planning Association California Chapter Northern Section Diversity Related Activities.** As a Board member of the APA-Northern California Section, Senior Planner Miroo Desai organized a talk on planning to students at Oakland International High School on March 15. She also participated in the monthly state-wide phone conference of APA’s Diversity Directors on March 27.

**2013 California Building Code Access Provisions Update.** The Division of the State Architect (DSA) has selected the 2010 Americans with Disabilities Act (ADA) standards as the format for the 2013 California Building Code (CBC) Chapter 11B accessibility provisions. As the code update is developed, it is DSA’s intention to maintain the more stringent provisions from either of the two documents. For the limited number of items on which the ADA and 2010 CBC directly conflict with one another the ADA will prevail. In order to eliminate confusion prior to the adoption and enforcement of the 2013 CBC, these items will be included in a request to the California Building Standards Commission for adoption as emergency regulations with an effective date of July 1, 2012. The DSA develops accessibility regulations for State and local government facilities and properties that are privately funded, owned and operated within California. After public comments, hearings and adoption at the California Building Standards Commission (CBSC) the proposed regulations become part of the California Building Code (CBC).



California's accessibility regulations must meet or exceed the requirements of the ADA, and may also contain additional requirements to assure access and usability for persons with disabilities. Beginning March 15, 2012, compliance with the 2010 ADA Standards is required nationwide and the California regulations must be updated for consistency and to maintain existing provisions that provide greater accessibility.

In preparation for the update DSA evaluated three options for the format of the accessibility provisions. The options included: (1) the current California provisions, (2) the International Building Code and (3) the 2010 ADA Standards. DSA requested input and comments from interested individuals, organizations, affected parties and stakeholders on their preference for the model code format. Out of 408 individual responses, the preferences were 65% for the 2010 ADA Standards, 21% for the International Building Code and 14% for the current California provisions. Based upon its staff review and input from stakeholders, DSA selected the 2010 ADA Standards as the preferred option.

**Leadership East Bay.** Senior Planner Miroo Desai attended the sixth of the eight one-day lecture series of the Leadership East Bay program. The lecture series on March 9 was on Communications and Media and was held at EX'Pression School of the Arts in Emeryville.

**Economic Development Strategy.** On March 5, Planning and Economic Development and Housing staff met to discuss actions in the proposed Economic Development Strategy that will need to be implemented by the Planning and Building Department. As noted above, the Economic Development Strategy was approved by the City Council on March 20.

**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 March 27 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. This month, our intern used GIS to map the project study area for the Emeryville-Berkeley-Oakland Transit Study grant application. Staff and the IT Manager met on March 14 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.

**Student Work.** University of California, Berkeley professor Waddell’s transportation planning studio is evaluating alternatives for the Sustainable Communities Strategy (SCS). Staff discussed Emeryville’s General Plan with a group of students evaluating the SCS for Emeryville’s Priority Development Area. The students will present their ideas to the Metropolitan Transportation Commission in May, and to the Emeryville City Council on May 15.

**Boards and Committees Staff Training.** On March 30, Planning staff attended a training session hosted by the City Clerk for staff of all City boards and committees. Among other things, the processes for publishing agendas, audio recording of meetings, and City Council appointments were discussed.

## **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
<b>PERMITS ISSUED</b>													
Building Permits	22	24	24	19	22	12	12	11	14				160
Plumb., Elec., Mech.	36	34	30	35	39	22	23	21	29				269
Fire	11	11	15	18	11	9	5	5	8				93
<b>MON. TOTALS</b>	69	69	69	72	72	43	40	37	51	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	522
<b>VALUATION</b>													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100	\$375,777	\$389,208	\$18,271,408				\$20,968,563
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400	\$63,300	\$605,801				\$2,890,836
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422	\$886,688	\$1,488,289	\$2,031,022	\$1,556,321				\$30,757,296
<b>MON. TOTALS</b>	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$980,532	\$1,952,466	\$2,483,530	\$20,433,530	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$54,616,695
<b>FEEES COLLECTED</b>													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03	\$6,814.84	\$8,401.40	\$11,932.06	\$102,062.79				\$276,003.14
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00	\$87.00	\$109.00	\$843.00				\$2,445.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60	\$1,362.98	\$1,680.28	\$2,386.41	\$20,412.56				\$55,205.63
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62	\$10,768.36	\$13,483.27	\$18,110.47	\$158,918.25				\$420,479.77
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22	\$11,512.27	\$4,794.29	\$25,879.99	\$19,944.31				\$543,632.17
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74	\$821.33	\$393.86	\$2,341.57	\$951.27				\$89,749.74
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09	\$2,859.28	\$2,630.60	\$3,237.24	\$31,475.15				\$85,709.31
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54	\$1,876.81	\$3,579.09	\$2,333.33	\$28,149.89				\$66,076.27
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64	\$1,501.13	\$1,669.52	\$2,004.50	\$26,394.11				\$63,579.96
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64	\$269.70	\$344.19	\$466.83	\$399.73				\$7,062.21
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67	\$181.11	\$1,641.96				\$4,204.68
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94	\$897.23	\$686.40	\$1,967.75	\$48,463.03				\$91,899.28
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00	\$2,464.00	\$3,080.00	\$308.00	\$1,848.00				\$25,227.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24	\$0.00	\$0.00	\$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	\$0.00	\$742.11				\$98,641.94
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,123.70				\$150,870.88
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51	\$3,941.79	\$0.00	\$0.00	\$95,001.72				\$135,327.67
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,143.99				\$7,143.99
<b>MON. TOTALS</b>	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$272,239.10	\$112,926.05	\$40,963.57	\$71,258.26	\$693,515.57	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$2,127,089.88

**BUILDING DIVISION INSPECTION LOG FY 11/12**

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2011-2012												TOTAL	
				Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12		
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	0%														0
CITY OF EMERYVILLE POLICE STATION	\$2,788,000	30-Jun-10	99%	33	40	45	55	40	38	8	12	4					275
CSAA HEADQUARTERS - 1900 Powell St.	\$2,616,111	18-Aug-11	99%		15	150	22	5	31	3	6	8					240
EMERYVILLE MARINA-South Basin dock	\$2,225,280	11-Nov-09	95%	0	0	0	0	0	0	0	0	0					0
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	100%	10	8	15	20	22	31	20	15	10					151
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	85%	30	37	35	29	24	45	28	19	10					257
OAK WALK - Mixed Use Project	\$17,514,105	31-Oct-07	99%	0	0	0	0	0	0	0	0	0					0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	0	0	0	0	0	0	0	0					0
PIXAR (PHASE II)	\$67,950,000	19-May-09	100%	4	6	0	0	0	0	0	0	0					10
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	85%	51	72	132	75	88	123	153	171	69					934
CITY INSPECTIONS	CONT.	CONT.	CONT.	269	228	250	164	167	239	200	384	231					2132
CODE ENFORCEMENT	CONT.	CONT.	CONT.	1	2	0	1	2	2	0	2	2					12
				398	408	627	366	348	509	412	609	334					4,011

## Planning and Building Department

Major Development Projects

March 2012

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	Scheduled for Planning Commission study session 4/26/12. IS/MND being prepared.						
<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> 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.						
<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>Hollis Street Pedestrian Bridge</b> Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
<b>Klinkerville Improvement</b> 6315 Doyle Street	Light manufacturing in existing building - 19,765 s.f.	PC hearing 5/24/12.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC study session 10/27/11. PC hearing 4/26/12.						
<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>City Storage</b> 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		
<b>Emeryville Center for the Arts</b> 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		
<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.				CC - 10/19/10		
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. Two year extension request scheduled for PC hearing 5/24/12.				PC - 6/24/10		
<b>EmeryStation West @ Transit Ctr</b> 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 approved 2-year extension request on 2/7/12.				CC - 2/16/10		
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 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.				CC - 1/20/09		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Pak N Save Upgrade</b> 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			
<b>Parkside Project</b> 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			
<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)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
<b>Bakery Lofts Phase IV</b> 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			
<b>Panera Bread</b> SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved revised plans 10/27/11. Oakland issued building permit 2/14/12.			PC - 10/27/11			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
<b>Bullseye Glass</b> 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			
<b>EmeryStation 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>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>Escuela Bilingüe</b> 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			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
<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			
<b>PRC Medical Office</b> 1335 Stanford Avenue	Reuse existing 15,200 s.f. building for clinic.	Building permit issued 9/27/11. TCO issued 3/16/12; permit finalized 3/30/12. CO pending.			PC - 8/26/10			
<b>Police Station Renovation</b> 2449 Powell St.	Modernize and upgrade existing PD headquarters.	Building permit issued 5/6/10. TCO issued 1/10/12; permit finalized 3/7/12. CO pending.			DPB - 7/9/09			

**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**  
**March 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>
<b>MIXED USE PROJECTS</b>			
<p><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</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 approved by City Council on February 7, 2012.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>

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<p><b>Bay Street – Site A</b>            Northeast of Christie Avenue and Shellmound Streets            PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.</p>	<p>Eric Hohmann, Project Manager            Madison Marquette            (415) 277-6805</p>
<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>



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<b>Marketplace Redevelopment</b> 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
<b>Oak Walk Mixed Use Project</b> 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 <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 & 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. 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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<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. Expiration date extended to April 12, 2012 by Chief Building Official.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p><b>RESIDENTIAL AND LIVE-WORK PROJECTS</b></p>			
<p><b>Parkside (formerly Papermill) Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>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.</p>	<p>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.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>
<p><b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

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<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>Bakery Lofts Phase IV</b> Southeast corner of 53 <sup>rd</sup> and Adeline Streets UP06-15	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.	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.	John Protopappas Madison Park Financial (510) 452-2944
<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. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326

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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. Received application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.</p>	<p>Resources for Community Development            Lihbin Shiao            (510) 531-9911</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. 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. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011.</p>	

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<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>
<b>OFFICE/HIGH TECH PROJECTS</b>			
<p><b>EmeryStation Greenway</b>            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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<b>Wells Fargo Bank Branch</b> 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 scheduled for April 26, 2012.	David Danis Vice President Wells Fargo Bank (415) 894-3228
<b>PRC Medical Group</b> 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. TCO granted March 16, 2012 and permit finalized on March 30, 2012. CO pending.	Mark Schlientz Kava Massih Architects (510) 644-1920
<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 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. Building permit issued by Oakland on February 14, 2012.	Christopher Wadleigh (949) 702-0700
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> 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
<b>Hollis Street Pedestrian Bridge</b> 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. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
<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. TCO issued on January 10, 2012. Permit finalized on March 7, 2012. CO pending.	Mauricio Moreno Don Dommer Associates (510) 655-7793

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<b>Fire Station #2</b> 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request scheduled to be considered on May 24, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
<b>Emeryville Marina South Basin Improvement</b> 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
<b>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. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Monthly community workshops ongoing. Planning Commission study session scheduled for April 26, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<b>Escuela Bilingüe</b> 4550 San Pablo Avenue UP10-007	Pre-K through 8 <sup>th</sup> 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. Planning Commission study session on mid-block pedestrian path design scheduled for May 24, 2012.	John Horsh (510) 872-6182

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<b>Bullseye Glass</b> 4514 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
<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. 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
<b>Klinknerville Improvement</b> 6315 Doyle Street UPDR12-002	New light manufacturing, wholesaling and distribution use in about 19,765 square feet of an existing industrial building, including 17 interior parking spaces.	Planning Commission hearing tentatively scheduled for May 24, 2012.	Hyer Architecture (510) 527-1915
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255