



11 JUN 16 PM 4:30

TO: Council President Reid and Members of the City Council
FROM: Councilmembers Brunner and De La Fuente
DATE: June 21st, 2011

RE: A RESOLUTION EXTENDING UNTIL DECEMBER 31, 2012 THE EXPIRATION DATE OF PERMITS ISSUED UNDER THE AUTHORITY OF TITLE 17 OF THE OAKLAND MUNICIPAL CODE (PLANNING CODE) AND CREEK PROTECTION PERMITS ISSUED UNDER THE AUTHORITY OF CHAPTER 13.16 OF THE OAKLAND MUNICIPAL CODE THAT OTHERWISE WOULD EXPIRE ON OR PRIOR TO JANUARY 1, 2012 UPON REQUEST AND PAYMENT OF ADMINISTRATIVE FEE

The Community and Economic Development Committee requested additional information regarding the fiscal impact of the proposed policy, as well as a list of the major projects that may apply for the extension.

FISCAL IMPACT

Planning staff estimate that roughly 300-350 projects would apply for the extension. The expectation is that most of the 250-300 projects that applied for the 2008 extension would re-apply, as well as possibly 50 newer projects that expire on or before January 1, 2012.

The administrative fee for an extension is \$450.97. Based on the assumptions above, this policy would generate an estimated \$135,291 - \$157,839 in fees. This would not result in additional net revenue for the City because the fees cover the costs of administering the extensions.

LIST OF MAJOR PROJECTS

Attached is a list of approved major projects that have not yet been completed. Major projects are defined as projects that are over 50 residential units and/or 50,000 square feet of non-residential building area.

Not all of these projects will necessarily apply for the extension. Some projects may have entitlements that do not expire until later in 2012 or 2013 and would, therefore, not be eligible for the extension. Also, it should be noted that the proposed extension would apply not just to major projects, but to planning projects of any size with entitlements that expire on or before January 1, 2012.

Item ____
City Council
June 21st, 2011

CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS
December 2010- January 2011

	PROJECT NAME	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION
RESIDENTIAL PROJECTS				
1	Cathedral Gardens	2126 M L King Jr Way 616 21st St. 620 21st St. APN:008 -0659-023-00 008 -0647-016-00 008 -0647-017-00	3	■100 affordable housing ■Rehabilitation of the Rectory building
2	Lion Creek Crossing (formerly Coliseum Gardens)	66th Ave. at San Leandro Street APN-Multiple	6	<i>Phase IV</i> ■72 residential units
3	720 E 11th Street	720 E 11th Street APN: 019 -0033-010-02	2	■55 affordable units
4	1032 39th Street	1032 39th Street APN: 012 -0953-027-00	1	■25 residential units in Oakland ■75 residential units in Emeryville
5	The Creekside Mixed Use Project formerly (5132 Telegraph)	5132 Telegraph Ave APN: 014 -1226-013-00	1	■120 residential units ■7,700 S.F. of commercial
6	1417-1431 Jefferson Street	1417-1431 Jefferson Street APN: 003 -0071-018-00 003 -0071-017-00	5	■54 residential units ■3,000 SF ground floor commercial
7	Wattling Street	3927 Wattling Street APN: 033-2170-003-00	5	■18 condominium units ■61 townhome units
8	St Joseph's	2647 International Blvd APN: 025 -0701-004-01	5	■Rehabilitation of the historic building ■84 units senior housing ■15,000 S.F. office
9	2985 Ford Street	2985 Ford Street APN:025 -0673-007-00	5	■56 condominium units ■15 work/live units
10	Bakery Lofts	945 53rd Street APN: 049 -1173-002-00	1	<i>Phase III</i> ■61 units ■3161 S.F. of commercial
11	Courthouse Condominiums (formerly 2935 Telegraph Ave.)	2935 Telegraph Ave.	3	■142 residential units ■3,000 S.F. retail
12	IIFII Apartments	1401-1405 Wood Street APN: 0000-0310-012-00	3	■ <i>Phase I</i> 159 apartments ■ <i>Phase II</i> 142 apartments
13	4801 Shattuck Ave	4801 Shattuck Ave APN: 013-1162-009-01 013-1162-009-02 013-1162-010-00	1	■44 units
14	1538 Broadway	1538 Broadway APN: 008-0622-007	3	■69 residential units ■Ground floor food sales
15	2116 Brush Street	2101-2116 Brush Street; 760 22nd Street APN: 003 -0025-010-00 thru 011-00 003-0035-006-00 thru 005- 00 003-0023-007-01 thru 011- 02	3	<i>Parcel A</i> ■63 residential units <i>Parcel B</i> ■18 residential units <i>Parcel C</i> ■65 residential units
16	459 23rd Street	459 23rd Street APN: 008 -0658-004-01 008 -0658-002-01	3	■60 residential units ■Ground floor retail
17	1614 Campbell Street	1614 Campbell Street APN:007 -0560-001-02	3	■92 live/work conversion
18	377 2nd Street	377 2nd Street APN: 001 -0143-008-00 001 -0143-007-00 001-0143-010-00	3	■96 units ■4,000 S.F retail
19	3250 Hollis	3250 Hollis Entire Block of 007-0593	3	■46 live/work units ■74 residential units

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20	Hollis 34	3241 Hollis Entire Block of 007-0620	3	■ 124 live/work units
21	Tassafaronga Village	68-81st Ave. & 1001 83 rd Ave. APN: 042-4281-007-04 042-4280-001-01 041-4206-001-00	7	■ General Plan Amendment from Business Mix to Mixed Housing Type ■ Redevelopment Plan Amendment from Industrial to Residential ■ Rezoning ■ 179 mixed housing residential (apartment, live/work, for sale, and affordable)
22	721-741 Broadway	721-741 Broadway APN: 001-0201-015-00	3	■ 48 residential units ■ 5 live/work units ■ 2,300 S.F. retail
23	460 Grand Ave	460 Grand Ave APN: 010-0779-012-00 010-0779-014-01 010-0779-015-01	3	■ 74 residential units
24	2538 Telegraph Ave	2538 Telegraph Ave 437 26th St APN: 009-0683-021-01 009-0683-024-00	3	■ 97 residential units ■ 9,000 S.F. of commercial space
25	51st & Telegraph, Civiq	Area bounded by Telegraph, 51st and Clark Streets APN: - Multiple	3	■ 68 residential units ■ Less than 3,000 S.F. of commercial space ■ 4 buildings built over, ■ Subterranean Parking
26	116 6th St	116 6th Street 609 6th Street APN: 001-0173-009-00	2	■ 70 senior affordable apartment units
27	Valdez & 23rd Street Project	Valdez St./Websler/23rd St./24th Streets APN: 008-0668-004-00 008-0668-009-07 008-0668-005-00	3	■ 281 residential units ■ 500 car parking structure including 250 public spaces ■ 12,000 S.F. retail
28	Emerald Parc	2400 Filbert Street APN: 005-0433-018-04	3	■ 55 townhomes
29	Arcadia Park	98th Ave. at San Leandro St., APN - multiple	7	■ 168 residential units (previously approved for 366 residential units)
30	Red Star	1396 5th Street APN: 004-0069-004-00	3	■ 119 affordable senior units ■ 3,300 S.F. commercial space
31	2501 Chestnut Street	2501 Chestnut Street APN: 005-0436-002-00	3	■ 50 live/work units
32	Jackson Center Two	11th, 12th, and Alice Streets APN: 002-0075-002-00	2	■ 110 condominium units ■ 5,000 S.F. retail
33	1331 Harrison Project	14th and Harrison Street APN: 002-0065-006-01	2	■ 98 condominium units ■ 9,000 S.F. commercial ■ Structured parking
34	3884 Martin Luther King Jr. Way	3884 Martin Luther King Jr. Way APN: 012-0968-031-00	1	■ 40 residential units
35	3860 Martin Luther King Jr. Way	3860 Martin Luther King Jr. Way APN: 012-0968-030-01	1	■ 34 residential units
36	188 11th Street	176 11th Street, 198 11th Street, 1110 Jackson APN: 002-0081-008-00 002-0081-007-00 002-0081-002-00	2	<i>Option 1</i> ■ 287 residential units ■ 3,660 S.F. retail <i>Option 2</i> ■ 99 affordable apartment units ■ 18,000 S.F. health clinic and ground floor commercial

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37	2847 Peralta Street	2847 Peralta Street APN: 007 -0589-018-02 007 -0589-023-00	3	■76 dwelling units and 24 live work units
38	Siena Hills	Between Rilea Way and Greenridge Drive on Keller Ave. APN: 04A-3457-033-01	6	■22 single-family homes
39	City Walk City Center T10 (2005)	131h/14th/MLK/Jefferson APN: 002-0029-001-00	3	■3,000 S.F. retail ■252 residential units
40	Monte Vista Villas (formerly Leona Quarry)	7100 Mountain Boulevard APN: 037A-3151-001-01	6	■214 residential units
MIXED USE PROJECTS				
41	Kaiser Center	300 Lakeside Drive Area bounded by 20th and 21st Streets and Webster and Harrison Streets	3	■Demolition of 280,000 S.F. ■2 new towers:42-stories with 780,000 S.F. office 34-stories with 565,000 S.F. office and 22,000 S.F. retail
42	Mandela Transit Village	1357 5th Street APN 000O-0390-010-07	3	■120 residential units ■38,500 sq. ft. commercial
43	Macarthur BART Transit Village	7 acre site located between Telegraph, 40th, and Macarthur and Highway 24	1	■624 residential units ■42,500 S.F. retail/commercial space
44	Oak to Ninth Mixed Use	64.2 acre waterfront site bounded by Fallon Street, Embarcadero Road, 10th Ave., and the Oakland Estuary APN: 0430-001-02, 0430- 001-04 (por), 0460- 003,004,0465-002, 0470-002 (por).	3 & 2	■ General Plan Amendment from ■Central City East Redevelopment Plan Amendment and Central District Urban Renewal Plan Amendment ■ New Planned Waterfront Zoning District ■ Zoning Map Amendments ■3,100 residential units ■200,000 S.F. commercial ■3,950 structured parking spaces ■29.9 acres public open space ■2 renovated marinas; 170 boat slips ■wetlands restoration area
45	Wood Street (formerly Central Station) Mixed-Use Project	West Oakland Station Site – 16th and Wood Streets APN: various	3	■1557 residential units (including 186 live/work units) ■13,000 S.F. commercial ■1.39 acres public open space ■2.82 acres private open space ■Renovation of train station
46	Jack London Square Redevelopment	Eight Development areas within Jack London Square bounded by Alice, 2nd, Harrison, and Embarcadero. APN - Multiple	3	<i>Master Plan-</i> 1.2 million S.F. of mixed-use retail, commercial, and office Sites A-B,D,E,H, I: (1,700 seat movie theater, 250 room hotel, supermarkets, restaurants, and offices) Site C (10 Clay Street/505 Embarcadero West) (Fcry Landing) Site F (65 Harrison Street) (Jack London Market) Site G (255-2nd Street) (Jack London Parking Garage) 66 Franklin (Haslett Building)
47	1640 Broadway Mixed Use Project	17th and Broadway 1640 Broadway APN: 008-0622-001-01	3	■177,600 S.F. of office ■4,710 S.F. ground floor retail ■Structured parking ■Alternative approved for 254 residential units with ground floor retail
48	Broadway West Grand (formerly known as Negherbon Mixed Use Project)*	2345 Broadway APN: 008 -0666-007-00	3	<i>Parcel B</i> ■367 residential units ■8,500 S.F. retail

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COMMERCIAL/INDUSTRIAL/CIVIC PROJECTS				
49	Aspire Public Schools	1009 66th Ave APN:041-4056-003-00	6	■Demolish vacant industrial building/construct a school with 420 students
50	Foothill Square Redevelopment Project	10700 Mac Arthur Boulevard APN: 047 -5589-001-00 047 -5589-001-06 047 -5589-001-05 047 -5589-001-04	7	■Redevelopment of a commercial shopping center approx. 13.8 acres ■72,000 sf supermarket
51	Alta Bates Summit Medical Center- Summit Campus Master Plan	23-acre campus generally between Telegraph and Webster, and between 30th Street and 34th Street APN - Multiple	3	ABSMC Master Plan <i>Phase I</i> ■Demolition of the Merritt Classroom and other small buildings ■Construction of a new 230,000 sq. ft. (11-story) acute care hospital ■1,090-space (7-story) parking garage. <i>Phase 2</i> ■Longer-term campus-wide improvements, new medical office buildings, classrooms and closure of a portion of Summit Street for development of a new campus plaza.
52	East Oakland Sports Center	9175 Edes Avenue APN: 044-5053-001-06	7	■Phased Master Plan for a sports center at Ira Jenkins Park. <i>Phase I</i> ■26,000:indoor swimming pool/water slide (natatorium), a dance/exercise room, a multi-purpose room/learning center, and other accessory activities. If funded a fitness/weight room and two outdoor basketball courts <i>Phase II</i> ■23,000 square foot facility and outdoor amenities
53	City Center T12 (2005)	11th/12th/MLK/Jefferson APN: 002-0027-007-00	3	■Revision in program from 450 residential units to 600,000 SF office.
54	1100 Broadway	1100 Broadway APN:002-0051-006-02	2	■Rehabilitation of the Key System Building ■310,285 S.F. of office ■9,810 S.F. of retail.
55	Lake Merritt Channel Wetland and Widening Project	Lake Merritt Channel between Lake Merritt and I- 880 APN: 0000-0450-001, 002, 0000-0455-001-01, 001-07, 008-05,012, 013, 015-02	2	■Widening and tidal restoration improvements along Lake Merritt in association with the 12th Street Reconstruction Project, 10th Street Bridge Project, and Lake Merritt Channel Improvement Project at the 7th Street Flood Control Station.
56	Kaiser Permanent	Generally the area surrounding the intersection of Broadway and MacArthur Boulevard.	1 and 3	■Master Plan for new Hospital <i>Phase II</i> ■ 1,216 space parking structure ■ Hospital building (346 beds, approx. 1.06 MSF) ■ Central utility plant <i>Phase III</i> ■ Demolition of existing hospital lower and low-rise (except for recent Emergency Department addition and Fabiola Building) ■ Conversion of ground-floor parking on Site 7 (38 spaces) to accommodate an additional 6,000 SF of retail
57	City Center T5/T6 (2005)	11th/12th/Clay/Broadway APN: 002-0097-038-00	3	■600,000 S.F. office ■7,500 S.F. commercial