

Planning and Building Department

Major Development Projects

February 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08. Community presentations ongoing.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	Community meeting 10/20/08. PC study session 10/23/08.						
Transit Center NW Horton & 59th Sts.	Public parking, 149,500 s.f. medical office/lab/retail	CC study session 1/20/09. PC study session tentatively 4/23/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.						
Bay Street "Site B" Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. Appeal by Elevation 22 residents to be considered by CC 3/17/09.			PC - 1/22/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.				CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.				CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.				CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.				CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.				PC - 12/14/06		

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Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Grading permit application submitted 1/22/09. Foundation permit application submitted 1/23/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Foundation permit issued 8/2/07. Superstructure permit issued 2/12/08.			PC - 10/27/05			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09.			CC - 8/7/07			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			
Glashaus Townhouses/Parking SE 65th & Hollis Sts.	145 units, retail, and 50 public parking spaces	Final CO for townhouse buildings issued 1/12/09. Final CO for podium building issued 2/13/09.			PC - 12/8/05			

Glossary of Abbreviations:

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PCPA =	Pacific Center for Photographic Arts
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
EYSAC =	Education and Youth Services Advisory Committee	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement