

### Community Development Department

Major Development Projects

February 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
8	Christie Avenue Properties 3 parcels south of Christie Ave Park	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
13	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
22	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session tentatively 4/28/16.						
12	Stanford Health Center 5800 Hollis St.	Modifications to Hollis Street frontage for valet parking	PC study session tentatively 3/24/16.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15. PC public hearing tentatively 4/28/16.						
9b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 41,500 or 22,800 s.f. Garage - 405 spaces	PC study sessions held 12/12/13, 1/22/15, and 12/10/15. PC public hearing tentatively 5/26/16.						
20	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PC study session 10/30/14. CC study session 1/20/15. PC public hearing on DEIR 2/25/16.						
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	Second PC study session held 1/28/16. PC public hearing tentatively 3/24/16.						
21	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	PC approved 2/25/16.			PC - 2/25/16			
9c	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.			PC - 10/22/15			
9a	Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.			PC - 7/23/15			
7	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC approved 2/26/15.			PC - 2/26/15			
25	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC approved 1/22/15. PC approved one year extension 1/28/16.			PC - 1/22/15			
2	Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			

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9d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Demo permit for UA Theater issued 12/22/15.			PC - 6/25/15			
9c	Marketplace - Parcel C Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Residential - 66 units	Building permit application for commercial shell and garage submitted 11/24/15.			PC - 5/28/15			
11	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	Grading permit for site remediation issued 7/22/15. Building permit application submitted 11/19/15.			CC - 2/16/10			
5	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			
17	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permits issued 9/9/15. Building permits issued 9/14/15.			CC - 1/20/15			
12	Stanford Health Center 5800 Hollis Street	82,900 s.f. in EmeryStation Greenway building	Building permit for Phase I issued 10/16/15; permit application for Phase II submitted 11/30/15.			DCD - 11/21/14			
14	Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Building permit issued 6/12/15.			PC - 4/24/14			
24	The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	Residential - 105 units Retail - 17,158 s.f.	Commercial shell and residential superstructure building permits issued 1/22/16.			PC - 8/22/13			
19	Pixar Warehouse Phase II 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Bldg permit application for Phase II submitted 9/1/15 and issued 10/27/15.			PC - 12/13/12			
18	Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete; project is under construction.			PC - 8/22/13			
10	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	Foundation permits issued 6/26/15. Building permits issued 7/29/15.			PC - 2/26/15			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Revision package for work without permits submitted 12/16/15.			PC - 8/27/09			
23	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Building permit issued 9/10/14. Phase I TCO (48 units) issued 12/31/15.			CC - 1/20/09			
16	Stanford Avenue Park Extension North of Stanford betw Hollis & Doyle	New park in place of former City parking lot	Building permit issued 10/3/14. Substantially complete and open for use; final inspection pending.			CC - 2/7/12			
6	Emme Apartments 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			
15	Parc on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.			CC - 11/18/08			

**Glossary of Abbreviations:**

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
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
DCD =	Director of Community Development	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		