

Community Development Department
Major Development Projects
September 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
25	PG&E Building G Demolition 4245 Hollis Street	Demolish significant structure and install fence.	PC study session 10/27/16.						
10	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.						
17	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
27	Rug Depot Redesign N side 40th betw Horton & Hubbard	Renovation for two medium-size retail stores and parking.	PC study session 8/25/16. Second PC study session tentatively 12/8/16.						
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC study session 8/25/16. Second PC study session 10/27/16.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session tentatively 10/27/16. Second PC study session tentatively 1/27/17.						
15	6-Unit Townhomes 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	Second PC study session 8/25/16. CC study session 11/1/16.						
26	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session 6/23/16. Second PC study session tentatively 12/8/16.						
14	Stanford Health Center 5800 Hollis St.	Phase II - Modifications to street for valet parking	PC study session 3/24/16. PC hearing tentatively 1/26/17.						
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 hearing tentatively 1/26/17.						
23	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial - 94,600 s.f.	PC recommended approval 9/22/16. CC public hearing scheduled for 10/18/16.			PC - 9/22/16			
16	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16. PC approved 8/25/16.				PC - 8/25/16		
14	Stanford Health Center 5800 Hollis St.	Phase I - Canopy over sidewalk and building signage.	PC approved 5/26/16. CC denied canopy and approved building signage 7/19/16.				CC - 7/19/16		
11b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 26,000 s.f. Garage - 300 spaces	PC study session on new design 5/26/16. PC approved 6/23/16.				PC - 6/23/16		
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16.				PC - 3/24/16		
11e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.				PC - 10/22/15		
11a	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		
11c	Marketplace - Parcel C Residential Between new 62nd and new 63rd Sts.	Residential - 66 units	PC approved with grocery store component 5/28/15.				PC - 5/28/15		
9	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		
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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11d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Grading permit approved/ready-to-issue 4/15/16.			PC - 6/25/15			
30	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Building permit application received 9/26/16.			PC - 1/22/15			
6	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			
24	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	Building permit issued 8/9/16.			PC - 2/25/16			
11c	Marketplace - Parcel C Grocery Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Parking structure	TI application rec'd 6/28/16. Building permit for garage and commercial shell issued 8/25/16.			PC - 5/28/15			
21	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Building permits issued 9/14/15. FAR increase approved by CC 9/20/16.			CC - 1/20/15			
29	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Underground MEP permit issued 7/21/15. Commercial shell building permit issued 1/22/16.			PC - 8/22/13			
29	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Bldg permit issued 1/22/16. Framing destroyed by fire 7/6/16. Podium repairs approved 9/27/16.			PC - 8/22/13			
13a	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Building permit application submitted 11/19/15. Building permit approved/ready-to-issue 9/13/16.			CC - 2/16/10			
13b	Heritage Square Garage SE Horton & 62nd Sts.	675 parking spaces Commercial - 3,620 s.f.	Grading and site demo permit issued 8/1/16. Building permit issued 9/16/16.			CC - 2/16/10			
14	Stanford Health Center 5800 Hollis Street	82,900 s.f. in EmeryStation Greenway building	Building permit for Phase 1 issued 10/16/15. Building permit for Phase 2 issued 3/7/16.			DCD - 11/21/14			
18	Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	Building permit issued 6/12/15. TCO pending. Opening projected for November 2016.			PC - 4/24/14			
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			
12	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	TCO issued 3/11/16. Final inspection approved 9/1/16.			PC - 2/26/15			
22	Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	School opened August 25, 2016. Ribbon cutting scheduled for September 1, 2016.			PC - 8/22/13			
20	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			
8	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			
28	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15, 3/14/16, and 4/15/16. Bldg permit for fire damage repair received 9/30/16.			CC - 1/20/09			
19	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	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CEQA =	California Environmental Quality Act	GPA =	General Plan Amendment
CO =	Certificate of Occupancy	HQ =	Headquarters
CUP =	Conditional Use Permit	IS/MND =	Initial Study/Mitigated Negative Declaration
DA =	Development Agreement	MEP =	Mechanical, Electrical, and Plumbing
DCD =	Director of Community Development	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DR =	Design Review	PDP =	Preliminary Development Plan
DSA =	Division of the State Architect	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
ERN =	Exclusive Negotiation Rights Agreement	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FAR =	Floor Area Ratio	TI =	Tenant Improvement

PROJECT INDEX

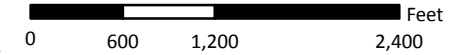
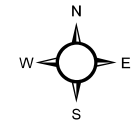
1. Anton Emeryville ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c. Marketplace - Parcel C
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	11e. Marketplace - Subdivision
8. Emme Apartments	12. LePort School



Emeryville Development Projects September 2016

Development Status

- Building - Occupancy
- Building - Construction
- Building - Plan Check
- Planning - Approval
- Planning - Application Processing
- Planning - Pre-Application



13a. Emerystation West@Transit Ctr	22. Center of Community Life
13b. Heritage Square Garage	23. Sherwin Williams Mixed Use
14. Stanford Medical Offices	24. 1056 45th St. - New Unit
15. 6 Unit Townhomes	25. PG&E Bldg. G Demolition
16. 5876 Beaudry Street - New Unit	26. Pelco Building Reuse
17. Bay Street "Site B"	27. Rug Depot Redesign
18. Hyatt Place Hotel	28. 3900 Adeline Street
19. Parc on Powell	29. The Intersection Mixed Use ("MAZ")
20. Stanford Avenue Park Extension	30. 3706 San Pablo Avenue
21. Doyle Street Lofts	

