

**Community Development Department
Status of Major Development Projects
December 2016**

Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
MIXED USE PROJECTS			
<p>Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 18</p>	<p>New hotel of 175 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)</p>	<p>Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission approved on April 24, 2014. Received stormwater permit application on September 30, 2014. Received Geopier (Ground Improvement) Permit application on October 29, 2014. Received building permit application on December 29, 2014. Issued Geopier permit on January 30, 2015. Issued building permit on June 12, 2015. TCO issued on November 18, 2016.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857 cgarner@ensemble.net</p>
<p>Sherwin Williams Mixed Use Project 1450 Sherwin Avenue PUD13-001 Map No. 23</p>	<p>Redevelopment of former paint factory site and City-owned parcel for approximately 500 housing units and 2,000 to 8,000 s.f. of ground floor commercial space in four new buildings; 74,000 s.f. of commercial space in existing building; 3.5 acres of public open space, and new 46th Street and Hubbard Street extension.</p>	<p>Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015. Draft EIR published for 60-day public comment period on January 8, 2016, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Certification of Final EIR considered by Planning Commission on July 28, 2016 with Commission voting 2-2 on recommendation; so, went to City Council with no recommendation from the Commission. FEIR certified by City Council on September 6, 2016. Study session on revised proposal held by Planning Commission on July 28, 2016 and by City Council on September 6, 2016. Planning Commission recommended approval on September 22, 2016. City Council approved General Plan Amendment and first reading of PUD ordinance on October 18, 2016, and approved final passage of PUD ordinance on November 1, 2016. Subdivision application submitted August 15, 2016; Planning Commission public hearing tentatively scheduled for March 23, 2017.</p>	<p>Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com</p>

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<p>EMME Apartments (Marketplace Redevelopment Project Phase IA) Southeast corner of 64th Street and Christie Avenue FDP08-02 Map No. 8</p>	<p>190 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, 2010 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 recommended for approval by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Avenue on April 27, 2012. Received building permit application for foundation and garage on May 8, 2012. Received building permit application for superstructure on August 7, 2012. Issued permit for grading, excavation and shoring on August 21, 2012. Foundation permit approved on September 4, 2012 and issued on January 10, 2013. Superstructure package resubmitted for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Issued temporary certificate of occupancy for Phase I on March 3, 2015 and Phase II on March 19, 2015. Issued Final Certificate of Occupancy on December 14, 2016.</p>	<p>Josh Corzine (650) 849-1669</p>
<p>Marketplace Subdivision Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64th Street. SUBDIV15-002 Map No. 11e</p>	<p>Tentative Map for subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62nd Street, 63rd Street, and Market Drive.</p>	<p>Planning Commission approved Tentative Map on October 22, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com</p>
<p>Marketplace - Park Christie Avenue Park Redesign and Expansion FDP14-001 Map No. 9</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session held July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com</p>

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Marketplace - Shellmound Site Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002 Map No. 11a	Construction of new mixed use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com
Marketplace – Parcel B Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62 nd Street Map No. 11b	26,000 square feet of retail; 300 space parking garage.	Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Planning Commission study session on new design held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission approved on June 23, 2016.	Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpilc.com
Marketplace – Parcel C Marketplace Redevelopment Project between new 62 nd and new 63 rd Streets FDP13-001 Map No. 11c	30,000 s.f. grocery store, 66 residential units; 291 space parking garage.	Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016. Grading permit issued June 10, 2016. Received building permit application for the New Seasons Market tenant improvements on June 28, 2016. Issued building permit for garage and commercial shell on August 25, 2016.	Grocery Store and Parking: Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpilc.com Residential: Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com

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<p>Marketplace - Theater Site Marketplace Redevelopment Project Parcel D, southwest of 64th and Shellmound Streets FDP14-003 Map No. 11d</p>	<p>Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.</p>	<p>Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission approved on June 25, 2015. Received building permit application on November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Grading and Site Demolition Permits issued on November 4, 2016, and permit for drill displacement columns/ground improvements issued on November 9, 2016. Building permit was approved on December 20, 2016 and is ready to issue pending payment of permit fees.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com</p>
<p>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001 Map No. 29</p>	<p>Renovation of former "Maz" building for 17,158 square feet of retail use, and 1,048 square feet of live-work; and construction of a new 75', 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Building permit application for residential structure submitted on December 24, 2013. Building permit application for commercial shell renovation submitted on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015. Issued building permit for commercial shell and residential superstructure on January 22, 2016. Six-alarm fire on July 6, 2016 destroyed wood framing of residential superstructure. Issued demolition permit for fire damaged debris above podium deck of residential structure on July 22, 2016. Approved repairs to fire damaged podium on September 27, 2016. Construction of residential superstructure is continuing under original permit issued on January 22, 2016.</p>	<p>Rick Holliday Holliday Development (510) 588-5133 rick@hollidaydevelopment.com</p>

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<p>EmeryStation West @ Emeryville Transit Center 5959 Horton Street (“Mound” site north of Amtrak Station) UP09-03 Map No. 13a</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 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. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>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 Mitigated 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. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote. Remediation of site started in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015 and issued grading permit on July 22, 2015. Received building permit application on November 19, 2015. Issued permit for test piles prior to construction on June 28, 2016. Issued building permit for production piles on August 18, 2016. Received grading permit application on August 25, 2016. Building permit was approved on September 13, 2016 and was issued on November 4, 2016 when permit fees were paid.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>
<p>Heritage Square Garage 62nd and Horton Streets UP09-03 Map No. 13b</p>	<p>675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space.</p>	<p>Approved as part of EmeryStation West @ Emeryville Transit Center project (see above). Received building permit application on March 17, 2016. Issued grading and site demolition permits on August 1, 2016. Building permit was issued on September 16, 2016.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>
<p>Pelco Building Reuse Project 1550 Park Avenue UPDR16-001 Map No. 26</p>	<p>Reuse of existing industrial building for 23 residential and two commercial units.</p>	<p>Planning Commission study session held on June 23, 2016. Planning Commission public hearing tentatively scheduled for February 23, 2017.</p>	<p>Amanda Kobler 1550 Park LLC (510) 289-0066 amanda@phasedeux.com</p>

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Site B Shellmound/Powell/railroad Map No. 17	To be redeveloped for mixed-use project in conformance with Long Range Property Management Plan.	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. Police left site and moved back to Police Station on Powell Street in January 2012. Temporary buildings were moved to Recreation Center site at 43 rd Street and San Pablo Avenue. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate with Madison Marquette expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.	Chadrick Smalley Economic Development and Housing Manager (510) 596-4355 csmalley@emeryville.org
RESIDENTIAL AND LIVE-WORK PROJECTS			
4-Plex Expansion 1271 – 64 th Street UPDR16-007 Map No. 7	Addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom.	Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016.	Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com
Multi-Unit Residential Project 1225 65 th Street UPDR15-001 Map No. 3	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study sessions held March 26, 2015 and October 22, 2015. Planning Commission public hearing tentatively scheduled for February 23, 2017.	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net

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<p>Anton Emeryville (“Nady Site”) 6701 Shellmound Street UPDR14-003 Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 186 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/ Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Subsequently, it was decided to prepare an Environmental Impact Report; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016. Subsequently, additional soil contamination issues arose, which applicant is addressing with Alameda County Department of Environmental Health. Conditional closure anticipated in Summer 2017, which will allow project to proceed to building permit. Extension request of planning entitlements pending.</p>	<p>Rachel Green Anton Development Company (650) 549-1607 rgreen@antondev.com</p>
<p>Doyle Street Lofts 5532 Doyle Street UPDR14-002 Map No. 21</p>	<p>Construction of two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.</p>	<p>Application submitted October 20, 2014. Planning Commission voted to recommend approval on December 11, 2014. City Council approved January 20, 2015. Received application for demolition permits on February 9, 2015. Received applications for building permits on February 11, 2015. Demolition permit approved April 21, 2015 and ready to issue. Approved building permit on May 5, 2015, and ready to issue. Issued demolition permits on September 9, 2015 and issued building permits on September 14, 2015. Request to increase floor area recommended for approval by Planning Commission on August 25, 2016 and approved by City Council on September 20, 2016. Building Division approved revisions to increase floor area on October 5, 2016.</p>	<p>Alex Bergtraun (510) 652-0612 alex@studiobergtraun.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11 Map No. 19</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. Project requires City Council approval because it involves demolition of significant structures.</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 redesigned based on feedback from Council. 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. Received revised structural design on April 12, 2012. Received building permit application for Stanford Avenue Park Extension on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Received building permit application for Ike's Sandwiches tenant improvements on December 29, 2014. Temporary certificate of occupancy issued for 71 units in Building B on February 27, 2015. Issued temporary certificate of occupancy for 98 units in Building A and exercise room in Building C on July 10, 2015. Issued certificate of occupancy for Ike's Love & Sandwiches retail store on March 29, 2016.</p>	<p>Peter Solar Equity Residential (415) 447-2690 psolar@eqr.com</p>
<p>Stanford Avenue Park Extension North side of Stanford Avenue between Hollis and Doyle Streets UP07-07, DR07-11 Map No. 20</p>	<p>Construction of new park and private parking lot on site of former City parking lot, as condition of approval of Parc on Powell project.</p>	<p>Park design approved by City Council on February 7, 2012, and subsequently modified to preserve existing trees. Building permit issued on October 3, 2014. Substantially complete and open for use; final inspection pending.</p>	<p>Peter Solar Equity Residential (415) 447-2690 psolar@eqr.com</p>

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3706 San Pablo Avenue UPDR14-001 Map No. 30	Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) with EAH approved by City Council on May 20, 2014. Planning permit application submitted September 26, 2014. Planning Commission study session held October 2, 2014. Planning Commission approved on January 22, 2015. City Council approved Ground Lease Disposition and Development Agreement on April 16, 2015. One-year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016. Low Income Housing Tax Credits awarded June 8, 2016. Received building permit application on September 26, 2016.	Felix AuYeung EAH Housing (415) 295-8854 felix.ayueung@eahhousing.org
New Residential Unit 1056 45 th Street, Unit C UPDR15-008 Map No. 24	One new residential unit for a total of three units on the lot.	Planning application submitted June 4, 2015. Planning Commission approved on February 25, 2016. Received building permit application on April 21, 2016. Issued building permit on August 9, 2016.	Arnold Hernandez AAA Cad Works (510) 415-0583 aaacadworks@gmail.com
Doyle Street Mews 5876-5880 Doyle Street UPDR16-002 Map No. 15	Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.	Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session held August 25, 2016. City Council study session held November 1, 2016. Planning Commission public hearing tentatively scheduled for February 23, 2017.	Jake Aftergood Wellworth Investment (510) 418-6105 jake.aftergood@gmail.com

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<p>39th and Adeline Residential Project 3900 Adeline Street UP06-12, DR06-19 Map No. 28</p>	<p>Construction of a 101-unit rental apartment project on a 1.12-acre site that is partially in Oakland. Project requires City Council approval because it involves demolition of significant structures.</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. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Building permit application submitted on December 13, 2013. Demolition Permit issued on June 30, 2014. Grading Permit issued on September 2, 2014. Building Permit issued on September 10, 2014. TCO for Phase 1 (45 units) was granted on December 31, 2015. Building Permit for tenant improvements for new “Banh Mi Joint” restaurant issued on February 8, 2016. TCO for Phase 2 (38 units) was granted on March 21, 2016. TCO for Phase 3, last phase, (18 units) was granted on April 15, 2016. Building Permit issued on July 29, 2016 to repair and replace fire damaged roof that was sustained as a result of fire across the street at 3800 San Pablo Avenue. Received building permit application on September 30, 2016 for fire damage repairs to windows and siding on 39th Street façade. Restaurant tenant, Banh Mi Joint, received final inspection on September 7, 2016. Building Permit for repairs to fire damaged windows and siding issued on October 27, 2016.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944 bob@mpfcorp.com</p>
<p>New Residential Unit 5876 Beaudry Street UPDR16-003 Map No. 16</p>	<p>One new residential unit for a total of three units on the lot.</p>	<p>Planning application submitted April 25, 2016. Planning Commission study session held June 23, 2016. Planning Commission approved August 25, 2016. Received building permit application on October 13, 2016.</p>	<p>Brad Gunkel Gunkel Architecture (510) 984-1112 brad@gunkelarchitecture.com</p>

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Baker Metal Live-Work 1265 65 th Street UP07-09, DR07-15 Map No. 2	Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project 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. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below).	Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com
Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	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. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013. Met with applicant on October 29, 2015 to discuss third floors added to Units 3 and 4 without permits; applicant was directed to remove third floor from Unit 3 and legalize third floor in Unit 4 by submitting a building permit application, including enlargement of windows in all units to comply with egress requirements. Letter to this effect was sent to applicant on October 30, 2015. Revised plans for work without permits were submitted on December 16, 2015. First review comments sent on January 6, 2016. Revised plans received May 13, 2016; second review comments sent on June 6, 2016. Revised plans received October 20, 2016; third review comments sent to applicant on November 11, 2016; plans are still incomplete.	Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com
Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of four new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session scheduled for January 27, 2017.	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com

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<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6</p>	<p>Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.</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 on February 15, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Permit to remove street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently "sold" several times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to "place the property rights back into position held as of March 8, 2011." Thus, planning and building permits are still considered valid, and have been reactivated after a temporary suspension. Building permits are approved and ready to issued pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house.</p>	<p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p>

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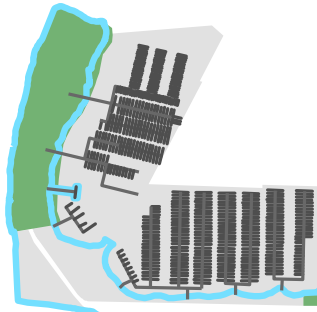
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OFFICE/HIGH TECH PROJECTS			
Stanford Health Center 5800 Hollis Street UP14-009/DR15-020 Map No. 14	82,900 square feet in existing EmeryStation Greenway building.	Minor conditional use permit approved by Director on November 21, 2014. Received building permit application for Phase 1, structural, demo and “make ready” on August 6, 2015. Issued building permit for Phase 1 on October 16, 2015. Planning Commission study session on Hollis Street frontage modifications for valet parking held March 24, 2016. Building Permit for Phase 2 Tenant Improvements issued on March 7, 2016. Planning Commission approved canopy and building signage on May 26, 2016. City Council voted to appeal Planning Commission approval on June 7, 2016; appeal hearing set for July 19, 2016. City Council voted to deny canopy and approve building signage on July 19, 2016. Public right-of-way modifications for valet parking tentatively scheduled for City Council study session on April 18, 2017, Planning Commission public hearing on May 25, 2017, and City Council public hearing on June 20, 2017. Issued Final Certificate of Occupancy for Phase 2 Tenant Improvements on December 2, 2016.	Adam Books Hensel Phelps (408) 452-1800 abooks@henselphelps.com
OTHER			
Christie Avenue Properties East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park Map No. 10	Redevelopment of three City-owned Parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.	Chadrick Smalley Economic Development & Housing Manager (510) 596-4355 csmalley@emeryville.org
LePort Schools 1450 1452 63 rd Street UPDR14-004 Map No. 12	Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.	Planning Commission approved on February 26, 2015. Received demolition permit applications and foundation permit applications on March 19, 2015. Received building and site improvement applications on March 25, 2015. Issued foundation permits on June 26, 2015. Issued building permits on July 29, 2015. Issued Temporary Certificate of Occupancy on March 11, 2016. Final inspection received on September 1, 2016. Certificate of Occupancy pending.	Alan Limon LePort Educational Institute (949) 427-3970 alimon@leportschools.com

**Community Development Department
Status of Major Development Projects
December 2016**

Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue UPDR12-001 Map No. 22</p>	<p>Multi-purpose community facility including Emery Unified School District K-12 school and administration offices; City of Emeryville Community Service Department offices; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>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. Voters approved \$95 million bond measure by 74% on November 2, 2010. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013. Building permits issued by Division of the State Architect. Details can be found here. Groundbreaking ceremony held October 16, 2014. "Topping off" ceremony held September 29, 2015. Community Services Department offices opened August 22, 2016. School opened August 25, 2016. Ribbon cutting ceremony held September 1, 2016.</p>	<p>John Baker Project Manager (415) 710-8059 jbaker@swinerton.com</p>
<p>Rug Depot Redesign 4045 Horton Street/ 4056 Hubbard Street UPDR16-005 Map No. 26</p>	<p>Modify existing Rug Depot and Bon Motif buildings to provide two medium-sized retail stores with interior parking.</p>	<p>Planning Commission study session held August 25, 2016. Second study session tentatively scheduled for March 23, 2017.</p>	<p>David Himy Owner (510) 652-3890 davidhimy@bonmotif.com</p>
<p>PG&E Building G Demolition 4245 Hollis Street UPDR16-006 Map No. 25</p>	<p>Demolish former PG&E laboratory building, retaining a portion of Hollis Street façade and installing wrought iron fence around site.</p>	<p>Planning Commission study session held October 27, 2016. Commissioners did not support proposal.</p>	<p>Sara Morton Sadler PG&E (415) 973-8363 S6mz@pge.com</p>

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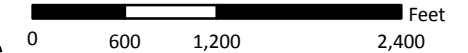
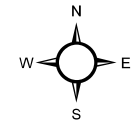
1. Anton Emeryville ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c. Marketplace - Parcel C
6. Ocean Lofts	11d.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



Emeryville Development Projects December 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. Doyle Street Mews	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	

