

Planning and Building Department
Major Development Projects
August 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	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.	████████					
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved stratetic plan 6/2/09.	████████					
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.	████████					
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passage of ordinance on 9/1/09.	████████					
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	Community meeting 6/17/09. PC study session 7/23/09. PC hearing tentatively 10/22/09.	████████████████					
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	248,000 s.f. office/lab/retail 300 public parking spaces	PC study session 8/27/09. PC hearing tentatively 10/22/09.	████████████████					
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.	████████████████					
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.	████████████████					
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.	████████████████					
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC study sessions 9/27/07 and 10/23/08. PC approved 8/27/09.	████████████████		PC - 8/27/09			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09.	████████████████		CC - 5/19/09			
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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Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	PC approved modifications 4/23/09. Building permit application submitted 8/31/09.			PC - 4/23/09			
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			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
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			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Playground opened 7/1/09; lawn to open 8/3/09; grand opening ceremony 9/6/09.			CC - 6/19/07			
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			
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			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Superstructure permit issued 2/12/08. CO issued 8/21/09.			PC - 10/27/05			

Glossary of Abbreviations:

CC = City Council
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DEIR = Draft Environmental Impact Report
DR = Design Review
EIR = Environmental Impact Report
EUSD = Emery Unified School District
FDP = Final Development Plan
FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
HQ = Headquarters
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PD = Police Department
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement