

Community Development Department

Major Development Projects

May 2021

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
11	5850 Shellmound Life Sciences NE Shellmound Way & Christie Ave.	Office/lab - 388,090 s.f. with retail and podium parking	Preapplication filed 5/10/21. PC study session tentatively 7/22/21.						
16	4700 San Pablo Mixed Use 4700 San Pablo Avenue	Office/lab - 64,000 s.f. Residential - 9 units	Preapplication filed 4/5/21. PC study session 5/27/21.						
21	3637 Adeline Supportive Housing 3637 Adeline Street	Residential - 90 units	Preapplication filed 2/9/21. PC study session 3/25/21.						
10	Public Market Parcels A, B, and F 1225 65th Street	Office/lab - 415,000 s.f. Residential - 18 units	Application filed 4/9/21. PC study session tentatively 7/22/21.						
9	EmeryStation Overland 1580 62nd Street	Office/lab 300,000 s.f. 450 space parking structure.	Application filed 3/1/21. PC study session 4/22/21. CC study session on flex comm benefit 7/20/21.						
7	2-Unit Replacement 1270 64th Street	Residential - 2 units Demo 2 existing units	PC study session 5/27/21. CC study session 7/6/21.						
12	Group Residential 5876 Doyle Street	Renovate existing house into 12 rental rooms.	PC study session tentatively 7/22/21.						
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. Third PC study session 4/22/21.						
14	BioMed Center of Innovation Vicinity of 53rd & Hollis Streets	Four new lab buildings, parking, open space.	PC study sessions 12/12/19, 4/23/20, and 8/27/20. PC approved 2/25/21.				PC - 2/25/21		
15a	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	PC study session 10/22/20. PC approved 12/10/20. PC reapproved 2/25/21 due to noticing defect.				PC - 2/25/21		
22	San Pablo Affordable Apartments 3600 San Pablo Avenue	Residential - 90 units Commercial (ECAP) - 3,600 s.f.	PC study sessions 5/28/20 and 9/24/20. CC study session 9/1/20. CDD approved 10/20/20.				CDD - 10/20/20		
17	47th Street Homes 1034-1042 47th Street	Demo 4 single unit houses, replace with 6 duplex units.	PC public hearing 6/25/20; recommended denial. CC approved with conditions 10/6/20.				CC - 10/6/20		
2	Baker Metal Live/Work 1265 65th Street	Residential/live/work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
19	Emeryville Center for the Arts 4060 Hollis Street	Convert former industrial building into City Art Center.	PC public hearing on "value engineering" revisions 6/24/21.				PC - 8/27/20		
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 3 units Demo 1 existing unit	CC approved 7/24/18. Building permit application submitted 4/9/19.				CC - 7/24/18		
15f	Sherwin Williams City Park 1450 Sherwin Avenue	2 acre City park	PC approved 12/14/17. Building permit application submitted 3/18/19.				PC - 12/14/17		

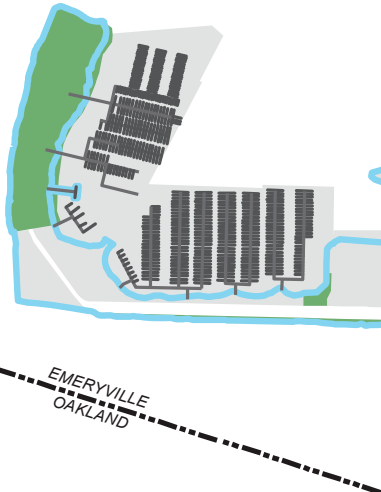
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15b2	Sherwin Williams Building B2 1450 Sherwin Avenue	Residential - 130 units Gallery - 3,025 s.f.	Rough grading permit issued 2/6/20. Building permit issued 4/7/20.			PC - 2/22/18			
15c	Sherwin Williams Building C 1450 Sherwin Avenue	Residential - 122 units Retail - 944 s.f.	Rough grading permit issued 2/6/20. Building permit issued 5/21/20.			PC - 2/22/18			
15d	Sherwin Williams Building D 1450 Sherwin Avenue	Residential - 184 units	Rough grading permit issued 2/6/20. Building permit issued 4/22/20.			PC - 2/22/18			
15e	Sherwin Williams Open Space 1450 Sherwin Avenue	Greenway and open space associated with 4 new bldgs	PC approved 12/14/17. Building permit issued 4/7/20.			PC - 12/14/17			
8	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	Building permit issued 12/15/20. Stop Work Order issued 5/18/21 for demo of existing building.			PC - 12/8/16			
1	"Nady Site" 6701 Shellmound Street	Residential - 186 units	Building permit issued 5/28/21.			PC - 3/24/16			
15b1	Sherwin Williams Building B1 1450 Sherwin Avenue	Residential - 64 units Retail - 2,241 s.f.	Rough grading permit issued 2/6/20. Building permit issued 5/6/20.			PC - 2/22/18			
20	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	New building permit for commercial cold shell and seismic improvements issued 9/9/20.			PC - 8/22/13			
18	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			
20	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Building permit for modular construction issued 9/18/19. Modules placed April-May 2020.			PC - 8/22/13			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Permit for revised scope issued 4/23/18 when fees were paid.			PC - 8/27/09			
6	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permits issued 6/7/17. CC approved modifications to add roof decks on 3/6/18.			CC - 4/17/07			
13	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC approved 8/25/16. Building permit issued 8/16/17. CO conditionally approved 1/25/21.			PC - 8/25/16			

Glossary of Abbreviations:

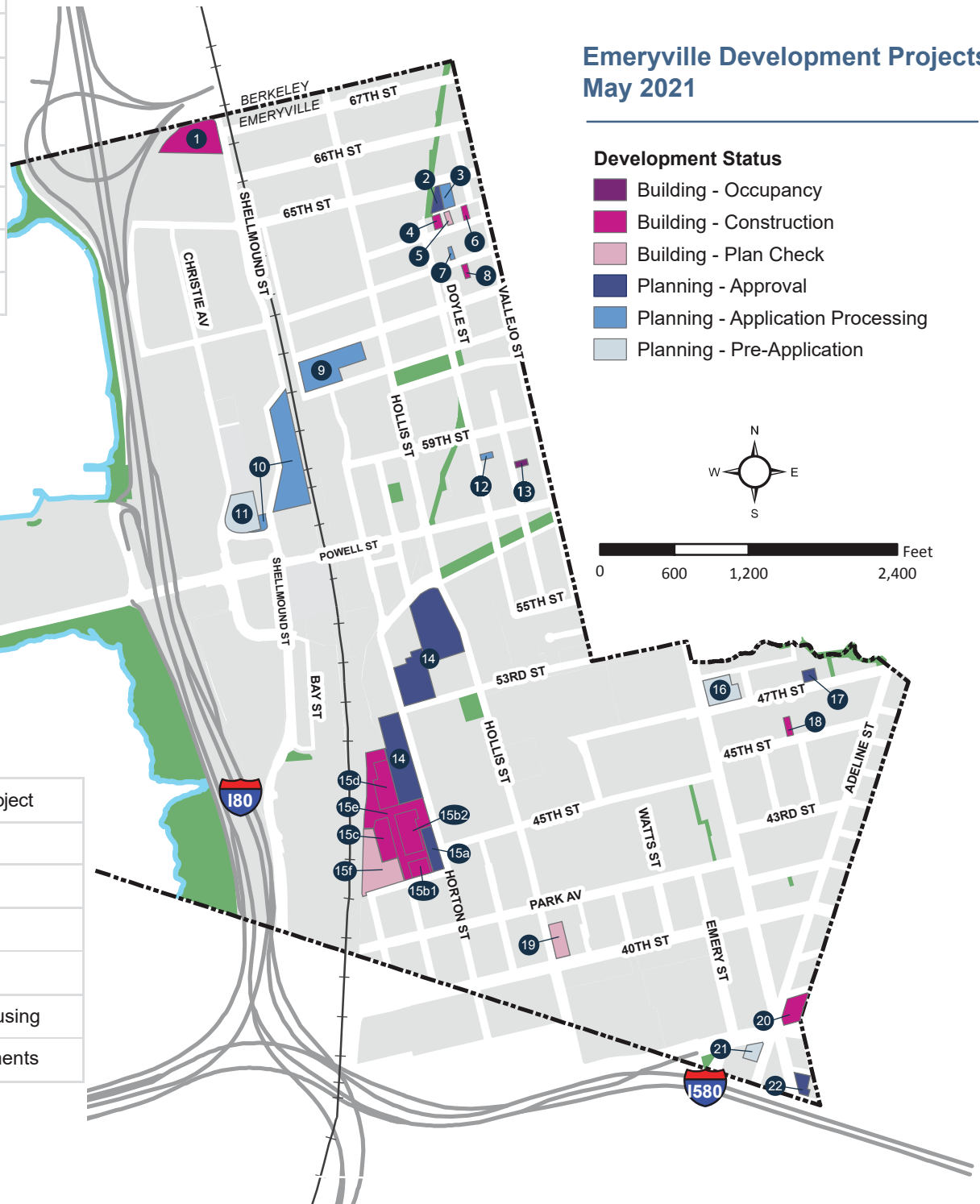
CBO =	Chief Building Official	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CDD =	Community Development Director	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
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

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4. Ocean Avenue Townhomes	11. 5850 Shellmound Life Sciences
5. Oceanview Townhomes	12. 5876 Doyle St. - Group Residential
6. Ocean Lofts	13. 5876 Beaudry Street - New Unit
7. 1270 64th St. - 2 Unit Replacement	14. BioMed Center of Innovation



15a. Sherwin Williams - Existing Building	16. 4700 San Palbo Mixed Use Project
15b1. Sherwin Williams - Building B1	17. 47th Street Homes
15b2. Sherwin Williams - Building B2	18. 1056 45th St. - New Unit
15c. Sherwin Williams - Building C	19. Emeryville Center for the Arts
15d. Sherwin Williams - Building D	20. The Intersection Mixed Use
15e. Sherwin Williams - Open Space	21. 3637 Adeline Supportive Housing
15f. Sherwin Williams - City Park	22. San Pablo Affordable Apartments



Emeryville Development Projects May 2021

Development Status

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

