

**Community Development Department
Status of Major Development Projects
May 2021**

Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
MIXED USE PROJECTS			
<p>Sherwin Williams New Buildings FDP 1450 Sherwin Avenue FDP17-001 Map No. 15b1-15d</p>	<p>Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.</p>	<p>FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018. Building permit applications for Buildings C and D received on September 24, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received permit application for hot spot soil remediation and partial slab demolitions on July 26, 2019; permits issued on August 9, 2019. Pre-construction meeting with Building Official and Lennar held on January 21, 2020. Issued rough grading and soil improvement permits on February 6, 2020. Building permit for Building B2 issued on April 7, 2020; Building permit for Building D issued on April 22, 2020; Building permits for Building B1 issued on May 6, 2020; Building permit for Building C issued on May 21, 2020.</p>	<p>Desiree Morgan Lennar Multifamily Communities (415) 975-4985 Desiree.Morgan@livelmc.com</p>
<p>Sherwin Williams Park/Open Space FDP 1450 Sherwin Avenue FDP17-002 Map No. 15e-15f</p>	<p>Final Development Plan for 3.53 acres of new public park, greenway, and other open spaces, plus new 46th Street and extension of Hubbard Street.</p>	<p>Community meetings on parks/open space design held at ECCL on December 13, 2016 and April 6, 2017. FDP application submitted January 5, 2017. Planning Commission study sessions held on January 26, 2017, April 27, 2017, and October 26, 2017. Planning Commission approved on December 14, 2017. Received permit applications for rough grading on April 24, 2018 and for fine grading (i.e. park and open space design) on May 16, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received building permit application for public park improvements on March 18, 2019. Fine grading permit for open space improvements issued on April 7, 2020. Building permit application for public park improvements is under review.</p>	<p>Desiree Morgan Lennar Multifamily Communities (415) 975-4985 Desiree.Morgan@livelmc.com</p>

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Sherwin Williams Existing Building FDP 1450 Sherwin Avenue FDP20-001 Map No. 15a	Final Development Plan for reuse of existing "Building 1-31" for approximately 74,000 square feet of office/R&D space, including pedestrian and bicycle "pass through" from 45 th and Horton Streets to new City park.	FDP application submitted September 1, 2020. Planning Commission study session held October 22, 2020. Planning Commission approved on December 10, 2020. Planning Commission reapproved on February 25, 2021 due to notification defect for December 10, 2020 meeting. Building permit for interior non-structural demolition issued on April 30, 2021. Building permit application for selective demolition and seismic upgrade received May 7, 2021.	Bridget Metz Steelwave LLC (925) 364-0898 bmetz@steelwavellc.com
Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63 rd Street FDP21-001 Map No. 10	New Final Development Plan for Parcels A, B, and F. Parcels A and B are proposed for 415,000 square feet of office/R&D space, 6,000 square feet of retail and an 840-space parking garage. Parcel F is proposed for 18 affordable housing units consisting of 10 multi-story townhouses and 8 apartment flats.	Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. No FDP was previously approved for Parcel F. FDP application for new proposal submitted April 9, 2021. Planning Commission study session tentatively scheduled for July 22, 2021.	Ofer Zer Oxford Properties Group (917) 887-3989 ozeroxfordproperties.com
5850 Shellmound Life Sciences 5850 Shellmound Way UPDR21-004 Map No. 11	Construction of new 250-foot tall 388,090 square foot life science office building with podium parking structure and ground floor retail.	Pre-application submitted on May 10, 2021. Planning Commission study session tentatively scheduled for July 22, 2021.	Mike Lee CA Ventures (312) 994 1880 MLee@ca-ventures.com
4700 San Pablo Mixed Use Project 4700 San Pablo Avenue UPDR21-003 Map No. 16	Construction of new 4-story mixed use building with approximately 64,000 square feet of office/lab space, 136 parking spaces, and 9 residential units including 5 loft units and 4 townhome units.	Pre-application submitted on April 5, 2021; Planning Commission study session held May 27, 2021.	John Samotyj Orchard Partners LLC (650) 799-1468 jsamotyj@orchardpartners.com

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<p>The Intersection Mixed Use Project 3800 San Pablo Avenue UPDR13-001 Map No. 20</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. Five-alarm fire on May 13, 2017 destroyed the wood framing of the residential structure for the second time. The existing Maz Building also suffered fire damage. Demolition permit to remove fire-damaged debris from residential structure issued on May 26, 2017. Demolition permit to remove fire-damaged debris and install temporary shoring for commercial structure issued on July 7, 2017. Application for building permit for residential podium repairs submitted on July 25, 2017. Building permit for residential podium repairs issued on August 17, 2017. Received building permit application on March 30, 2018 for fire damage repairs of commercial building (Maz building). Received building permit application for residential rebuild using modular construction on October 15, 2018; permit issued on September 18, 2019. Received building permit application on December 31, 2019 for commercial cold shell improvements to replace all existing commercial permits. Installation of modular units began in April 2020 and was completed in May 2020. Issued new Building Permit for commercial cold shell and seismic improvements on September 9, 2020.</p>	<p>Rick Holliday Holliday Development (510) 588-5133 rick@hollidaydevelopment.com</p>

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San Pablo Affordable Apartments 3600 San Pablo Avenue ZC20-002 Map No. 22	Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens' Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on "objective development standards" and no maximum density within half-mile of transit.	On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020.	Jake Rosen Resources for Community Development dba Evoy, L.P. (510) 841-4410 x329 rosen@rcdhousing.org
RESIDENTIAL AND LIVE/WORK PROJECTS			
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. Third study session held April 22, 2021.	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
2-Unit Replacement 1270 64 th Street UPDR20-004 Map No. 7	Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners.	Planning Commission study session held May 27, 2021. City Council study session scheduled for July 6, 2021.	Leonardo Escaroz Baran Studio Architecture (510) 520-4860 lescaroz@baranstudio.com
4-Plex Expansion 1271 64 th Street UPDR16-007 Map No. 8	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. Received building permit application on December 7, 2017. Building permit approved on July 3, 2019 and ready to issue pending payment of permit fees. Fees paid and building permit issued on December 15, 2020. Stop work order issued on May 18, 2021 when it was discovered that existing building had been demolished.	Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com
New Residential Unit 1056 45 th Street, Unit C UPDR15-008 Map No. 18	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. Building permit issued on August 9, 2016. Project essentially completed but has never received final inspection or certificate of occupancy. Notice of Violation concerning unauthorized occupancy of unit sent to owner on June 25, 2019.	Arnold Hernandez AAA Cad Works (510) 415-0583 aaacadworks@gmail.com

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<p>Nady Site 6701 Shellmound Street UPDR17-006 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 demolition and building permit application submittal. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Property "red-tagged" and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018. Residential developer AMCAL is now in contract with the owner to demolish the existing buildings and develop the project. Staff negotiated Compliance Agreement with the property owner and AMCAL effective December 18, 2018. Demolition permit issued January 18, 2019; demolition completed in February 2019; demolition permit received final inspection March 13, 2019. As a result of demolition, planning permits are considered vested. AMCAL is now pursuing site remediation work with Alameda County; permits for that work issued on August 19, 2019. Compliance Agreement requires the continual maintenance of the property. Demo, grading, and building permit applications for new 186-unit apartment building submitted July 9, 2020. Demolition permit issued March 17, 2021. Rough grading permit issued March 31, 2021. Drilled Displacement Column (DDC) ground improvement permit issued April 7, 2021. Building permit issued May 28, 2021.</p>	<p>Carol Schwartz AMCAL Housing (818) 706-0694 cschwartz@amcalhousing.com</p>

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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 were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018.</p>	<p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p>

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<p>Baker Metal Live/work 1265 65th Street UP07-09, DR07-15 Map No. 2</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot cafe/community room.</p>	<p>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).</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>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 on November 11, 2016. Revised plans received December 27, 2016; fourth review comments sent January 31, 2017. Fire Department approved fifth review plans on February 3, 2017. Revised plans received June 2, 2017; sixth review comments sent June 16, 2017. Revised plans approved on August 22, 2017; permit for revised scope of work issued on April 23, 2018 when fees were paid. Peabody Lane Emergency Vehicle Access and "No Build" easement signed by City Manager on February 11, 2020 and recorded on March 4, 2020. Applicant has requested temporary certificate of occupancy, but many issues are outstanding and must first be addressed.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>

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Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of three new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session on four-unit proposal held January 26, 2017. Commission directed that project be reduced in size. Community meeting on smaller three-unit proposal held at ECCL on April 5, 2017. Second Planning Commission study session held December 14, 2017. City Council study held January 16, 2018. Planning Commission voted to recommend approval on June 28, 2018; City Council approved on July 24, 2018. Building permit application submitted April 9, 2019.	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com
New Residential Unit 5876 Beaudry Street UPDR16-003 Map No. 13	One new residential unit for a total of three units on the lot.	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. Building permit application approved on April 28, 2017 and is ready to issue pending payment of fees. Building permit issued on August 16, 2017. Affordable housing impact fee paid under protest. Protest denied by Community Development Director on November 28, 2017 and not appealed to City Manager, so decision is final, and fee stands. Certificate of Occupancy conditionally approved January 25, 2021 pending Private Sewer Lateral approval.	Brad Gunkel Gunkel Architecture (510) 984-1112 brad@gunkelarchitecture.com
Group Residential 5876 Doyle Street UPDR20-003 Map No. 12	Renovation of former single-family residential unit into Group Residential facility with 12 rooms.	Application is incomplete; Planning Commission study session tentatively scheduled for July 22, 2021.	Jean Williams Owner's Representative (913) 593-8703 jwilliams@a-bconstruction.net
47th Street Homes 1034-1042 47 th Street UPDR18-002 Map No. 17	Demolition of four single unit houses and construction of six new duplex units.	Community Meeting held September 5, 2019. Planning Commission study session held October 24, 2019. City Council study session held January 21, 2020. Planning Commission public hearing held June 25, 2020, at which Commission voted to recommend denial. City Council held public hearing on September 15, 2020 and continued the item to October 6, 2020, with direction to staff to provide the date the application was deemed complete. City Council held new public hearing on October 6, 2020, after which they approved the project with a requirement for a regulatory agreement with the City for the provision of one deed-restricted, two-bedroom affordable unit, for a period of 20 years, on the adjacent parcel to the north. Related lot line adjustment withdrawn by applicant on May 19, 2021.	Mark Forbes c/o Rhoades Planning Group (510) 526-7933 mforbes@feforbes.com

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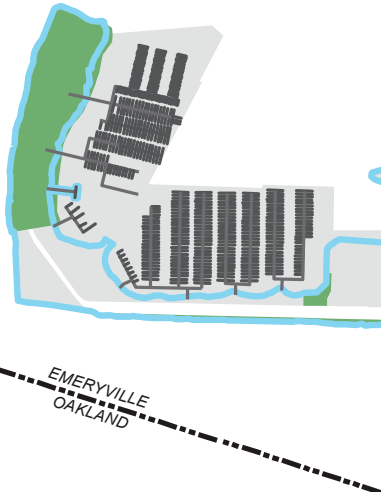
Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 Map No. 21	Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.	Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net
OTHER			
Biomed Center of Innovation Vicinity of 53rd and Hollis Streets FDP19-002 Map No. 14	Build-out of former Novartis portion of Chiron Life Sciences Center Planned Unit Development, consisting of four new lab buildings totaling approximately 911,800 square feet and a parking structure with approximately 1,991 spaces.	PUD/PDP for Chiron Emeryville Life Sciences Center approved by City Council on August 15, 1995. First FDP for Building 4 R&D and Building 7a Central Utility Plant approved by City Council on August 20, 1996. Second FDP for Building 12a Parking Garage and amendment to PUD/PDP approved by City Council on June 2, 2001. Third FDP for Building 3 R&D and Building 7b Central Utility Plan Extension approved by City Council on February 19, 2002 but never built. Fourth FDP for Hollis Green Park approved by City Council on August 2, 2005. Chiron acquired by Novartis in April 2006. Novartis diagnostics unit acquired by Grifols in November 2013; acquisition included about half of the property in the Chiron PUD. Remaining Novartis portion of Chiron PUD acquired by BioMed Realty in March 2019. BioMed has indicated that they intend to build out the former Novartis property in conformance with the Chiron PUD. Planning Commission study sessions held December 12, 2019; April 23, 2020; and August 27, 2020. Transportation analysis and environmental review completed; EIR addendum prepared. Planning Commission approved February 25, 2021.	Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com

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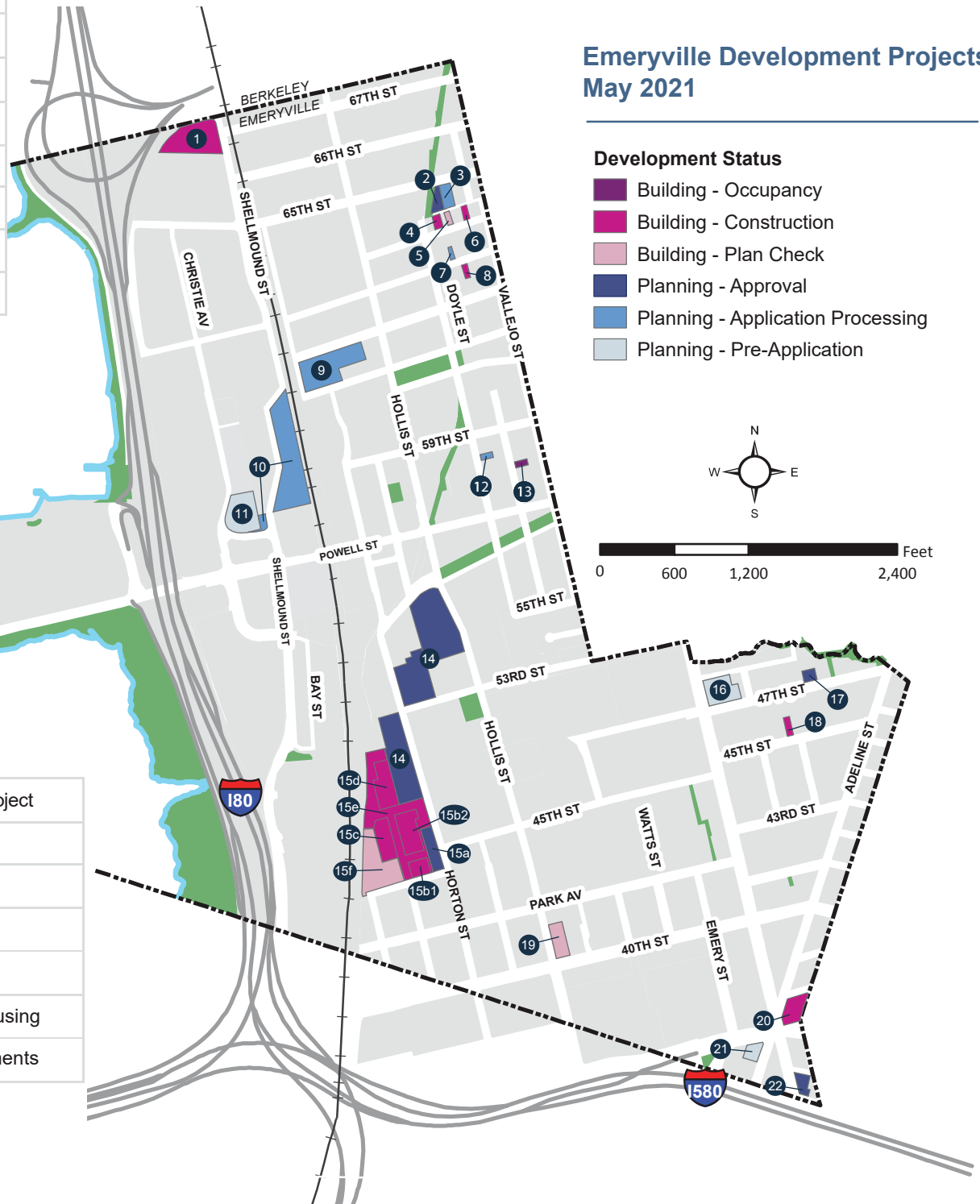
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EmeryStation Overland 1580 62 nd Street UPDR21-001 Map No. 9	New 300,000 square foot lab building and 450 space parking garage.	Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit scheduled for July 20, 2021.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com
Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 Map No. 19	Conversion of former industrial building into City art center.	City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission public hearing on “value engineering” revisions scheduled for June 24, 2021.	David Dial Orton Development, Inc. (510) 833-6250 ddial@ortondevelopment.com

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Emeryville Development Projects May 2021

Development Status

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

