

Community Development Department

Major Development Projects

December 2021

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
23	3637 Adeline Supportive Housing 3637 Adeline Street	Residential - 90 units	Preapplication filed 2/9/21. PC study session 3/25/21.						
12	Life Sciences Tower 5850 Shellmound Way	Office/lab - 388,090 s.f. with retail and podium parking	Preapplication filed 5/10/21. PC study session 8/26/21 and 2/24/22. CC study session 3/1/22.						
9	Bay Center Life Science Building 6425, 6455 and 6475 Christie Avenue	Office/lab - 210,000 s.f.	Preapplication filed 12/6/21. PC study session 3/24/22.						
13	5801 & 5861 Christe Avenue Project 5801-5861 Christie Avenue	Office/lab - 464,000 s.f. Residential - 98 units	Preapplication filed 12/21/21. PC study session 1/27/22.						
17	Bay Street Grocery Store 5615 Bay Street	Grocery store - 48,500 s.f.	PC and CC study sessions 9/23/21 and 10/19/21. PC study session 1/27/22; hearing 2/24/22.						
19	Duplex Conversion 1291 55th Street	Convert single unit to duplex, increase FAR.	PC study session 12/9/21. PC hearing 1/27/22.						
11	Public Market Parcels A, B, and F 1225 65th Street	Office/lab - 415,000 s.f. Residential - 18 units	PC study session 10/28/21; CC study session 11/2/21. PC study session tentatively 3/24/22.						
10	EmeryStation Overland 1580 62nd Street	Office/lab 300,000 s.f. 450 space parking structure.	CC study sessions 7/20/21 and 11/16/21. PC study session tentatively 2/24/21.						
14	Group Residential 5876 Doyle Street	Renovate existing house into 12 rental rooms.	PC study session deferred until required information is submitted.						
7	2-Unit Replacement 1270 64th Street	Residential - 2 units Demo 2 existing units	PC recommended approval 10/28/21. CC approved 12/21/21.			CC - 12/21/21			
8	4-Unit Replacement 1271 64th Street	Residential - 4 units Demo 4 existing units	PC recommended approval 10/28/21. CC approved with conditions 12/21/21.			CC - 12/21/21			
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15, 10/22/15, and 4/22/21. PC approved 12/9/21.			PC - 12/9/21			
16b1	Emeryville Center of Innovation Building 1	Office/lab - 300,000 s.f.	PC approved 2/25/21.			PC - 2/25/21			
20	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			
22	Emeryville Center for the Arts 4060 Hollis Street	Convert former industrial building into City Art Center.	PC approved 8/27/20. PC denied modifications 6/24/21. CC denied modifications 10/5/21.			PC - 8/27/20			
2	Baker Metal Live/Work 1265 65th Street	Residential/live/work - 17 units	PC approved 8/27/09. Building permit application for foundation and east wall submitted 12/2/21.			PC - 8/27/09			

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16b2	Emeryville Center of Innovation Building 2	Office/lab - 261,300 s.f.	Foundation-only building permit application submitted 12/6/21.			PC - 2/25/21			
16b8a	Emeryville Center of Innovation Building 8A	Office/lab - 221,000 s.f.	Building permit application for demo and rough grading submitted 11/23/21.			PC - 2/25/21			
16b8b	Emeryville Center of Innovation Building 8B	Office/lab - 129,500 s.f.	Building permit application for demo and rough grading submitted 11/23/21.			PC - 2/25/21			
16b14	Emeryville Center of Innovation Building 14	Parking structure - 1,991 spaces	Foundation-only building permit application submitted 11/24/21.			PC - 2/25/21			
24	Nellie Hannon Gateway 3600 San Pablo Avenue	Residential - 90 units Commercial (ECAP) - 3,600 s.f.	CDD approved 10/20/20. Building permit application submitted 11/30/21.			CDD - 10/20/20			
18f	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			
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 3 units Demo 1 existing unit	CC approved 7/24/18. Building permit approved 7/23/21.			CC - 7/24/18			
18a	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	PC approved 2/25/21. Building permit issued 10/26/21.			PC - 2/25/21			
18e	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			
1	Bayview Emeryville Apartments 6701 Shellmound Street	Residential - 186 units	Building permit issued 5/28/21.			PC - 3/24/16			
18d	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			
18c	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			
18b1	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			
18b2	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			
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			
21	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. Final inspection approved 12/1/21.			PC - 2/25/16			
15	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 issued 12/22/21.			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

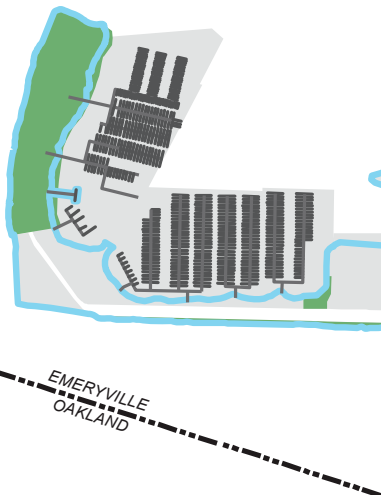
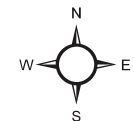
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8. 1271 64th St. - 4 Unit Replacement	16b1. BMR* - Building 1

Emeryville Development Projects December 2021

Development Status

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



16b2. BMR* - Building 2	18d. Sherwin Williams - Building D
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*BMR = BioMed Realty Emeryville Center of Innovation

