

Community Development Department
Major Development Projects
January 2022

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
21	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	Christe Avenue Mixed Use 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.						
16	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.						
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.						
18	Duplex Conversion 1291 55th Street	Convert single unit to duplex, increase FAR.	PC study session 12/9/21. PC approved 1/27/22.			PC - 1/27/22			
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			
15b1	Emeryville Center of Innovation Building 1	Office/lab - 300,000 s.f.	PC approved 2/25/21.			PC - 2/25/21			
19	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			
20	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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15b2	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			
15b8a	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			
15b8b	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			
15b14	Emeryville Center of Innovation Building 14	Parking structure - 1,991 spaces	Foundation-only building permit application submitted 11/24/21.			PC - 2/25/21			
22	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			
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			
17a	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			
17f	Sherwin Williams City Park 1450 Sherwin Avenue	2 acre City park	PC approved 12/14/17. Building permit issued 1/24/22.			PC - 12/14/17			
17e	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			
17d	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			
17b1	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			
17b2	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			
17c	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			
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			

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

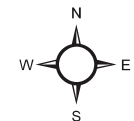
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Emeryville Development Projects January 2022

Development Status

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



15b1. BMR* - Building 1	17c. Sherwin Williams - Building C
15b2. BMR* - Building 2	17d. Sherwin Williams - Building D
15b8a. BMR* - Building 8A	17e. Sherwin Williams - Open Space
15b8b. BMR* - Building 8B	17f. Sherwin Williams - City Park
15b14. BMR* - Building 14	18. Duplex Conversion - 1291 55th St.
16. Bay Street Grocery Store	19. 47th Street Homes
17a. Sherwin Williams - Existing Building	20. Emeryville Center for the Arts
17b1. Sherwin Williams - Building B1	21. 3637 Adeline Supportive Housing
17b2. Sherwin Williams - Building B2	22. Nellie Hannon Gateway

*BMR = BioMed Realty Emeryville Center of Innovation