

**Community Development Department**

Major Development Projects

March 2022

Map Number	Project Location	Description	Status/Comments	Planning			Building			Housing Units							
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy	Very Low Income	Low Income	Moderate Income	Total BMR	Market Rate	Total Units	Units Removed	Net New Units
20	<b>Intergenerational Affordable Hsg.</b> 4300 San Pablo Avenue	Residential - 68 units	Preapplication filed 2/8/22. PC study session 3/24/22.							13*	54*	0	67	1	68	0	68
22	<b>3637 Adeline Supportive Housing</b> 3637 Adeline Street	Residential - 90 units	Preapplication filed 2/9/21. PC study session 3/25/21.							44*	45*	0	89	1	90	0	90
9	<b>Bay Center Life Science Building</b> 6425, 6455 and 6475 Christie Avenue	Office/lab - 210,000 s.f.	Preapplication filed 12/6/21. PC study session 3/24/22.							n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
13	<b>Christe Avenue Mixed Use Project</b> 5801-5861 Christie Avenue	Office/lab - 464,000 s.f. Residential - 98 units	Preapplication filed 12/21/21. PC study session 1/27/22.							4	6	7	17	81	98	0	98
12	<b>Life Sciences Tower</b> 5850 Shellmound Way	Office/lab - 385,740 s.f. Residential - 6 units	PC study sessions 8/26/21, 2/24/22, and 4/28/22. CC study session 5/17/22.							2*	4*	0	6	0	6	0	6
11	<b>Public Market Parcels A, B, and F</b> 1225 65th Street	Office/lab - 415,000 s.f. Residential - 18 units	PC study session 10/28/21; CC study sessions 11/2/21 and 4/19/22. PC study session 4/28/22.							0	8**	10**	18**	0	18**	0	18**
10	<b>EmeryStation Overland</b> 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 3/24/21. PC hearing 4/28/22.							n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
14	<b>Group Residential</b> 5876 Doyle Street	Renovate existing house into 12 rental rooms.	PC study session deferred until required information is submitted.							n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
18	<b>Duplex Conversion</b> 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				0	0	0	0	1	1	0	1
3	<b>Multi-Unit Residential Project</b> 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				1	1	2	4	20	24	0	24
15b1	<b>Emeryville Center of Innovation Building 1</b>	Office/lab - 300,000 s.f.	PC approved 2/25/21.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
19	<b>47th Street Homes</b> 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				0	0	0	0	6	6	4	2
21	<b>Emeryville Center for the Arts</b> 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				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
2	<b>Baker Metal Live/Work</b> 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				0	0	0	0	17	17	0	17

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16	Bay Street Grocery Store 5615 Bay Street	Grocery store - 48,500 s.f.	PC approved 2/24/22. Demo permit application received 3/25/22.			PC - 2/24/22				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
7	2-Unit Replacement 1270 64th Street	Residential - 2 units Demo 2 existing units	CC approved 12/21/21. Demo permit application received 3/8/22.			CC - 12/21/21				0	0	0	0	2	2	2	0
8	4-Unit Replacement 1271 64th Street	Residential - 4 units Demo 4 existing units	CC approved with conditions 12/21/21. Demo and building permit applications received 3/3/22.			CC - 12/21/21				0	0	0	0	4	4	4	0
15b8a	Emeryville Center of Innovation Building 8A	Office/lab - 221,000 s.f.	Building permit application for demo and rough grading approved 3/8/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
15b8b	Emeryville Center of Innovation Building 8B	Office/lab - 129,500 s.f.	Building permit application for demo and rough grading approved 3/8/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
23	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				18*	71*	0	89	1	90	0	90
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				0	0	0	0	3	3	1	2
15b2	Emeryville Center of Innovation Building 2	Office/lab - 261,300 s.f.	Issued demo permit 3/10/22. Approved foundation permit 3/2/22. Red'd superstruc permit 3/18/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
15b14	Emeryville Center of Innovation Building 14	Parking structure - 1,991 spaces	Issued demo permit 2/16/22. Approved foundation permit 3/1/22. Red'd superstruc permit 3/1/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
17a	Sherwin Williams Existing Bldg FDP 4383 Horton Street	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	Building permit issued 10/26/21. Building permit for speculative TIs issued 2/7/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
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				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
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				n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1	Bayview Emeryville Apartments 6701 Shellmound Street	Residential - 186 units	Building permit issued 5/28/21.			PC - 3/24/16				8	0	0	8	178	186	0	186
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				6	12	13	31	153	184	0	184
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				2	4	5	11	53	64	0	64
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				7	8	7	22	108	130	0	130
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				5	5	11	21	101	122	0	122
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				0	0	0	0	2	2	1	1
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	Building permit issued 6/30/11. TCO issued 3/8/22.			PC - 8/27/09				0	0	0	0	5	5	0	5
<b>TOTAL UNITS</b>										110	218	55	383	737	1,120	12	1,108

**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

\* Exact breakdown of affordability levels is speculative at this time.  
\*\* Applicant is proposing to make a contribution to City's affordable housing fund in lieu of providing units in project.

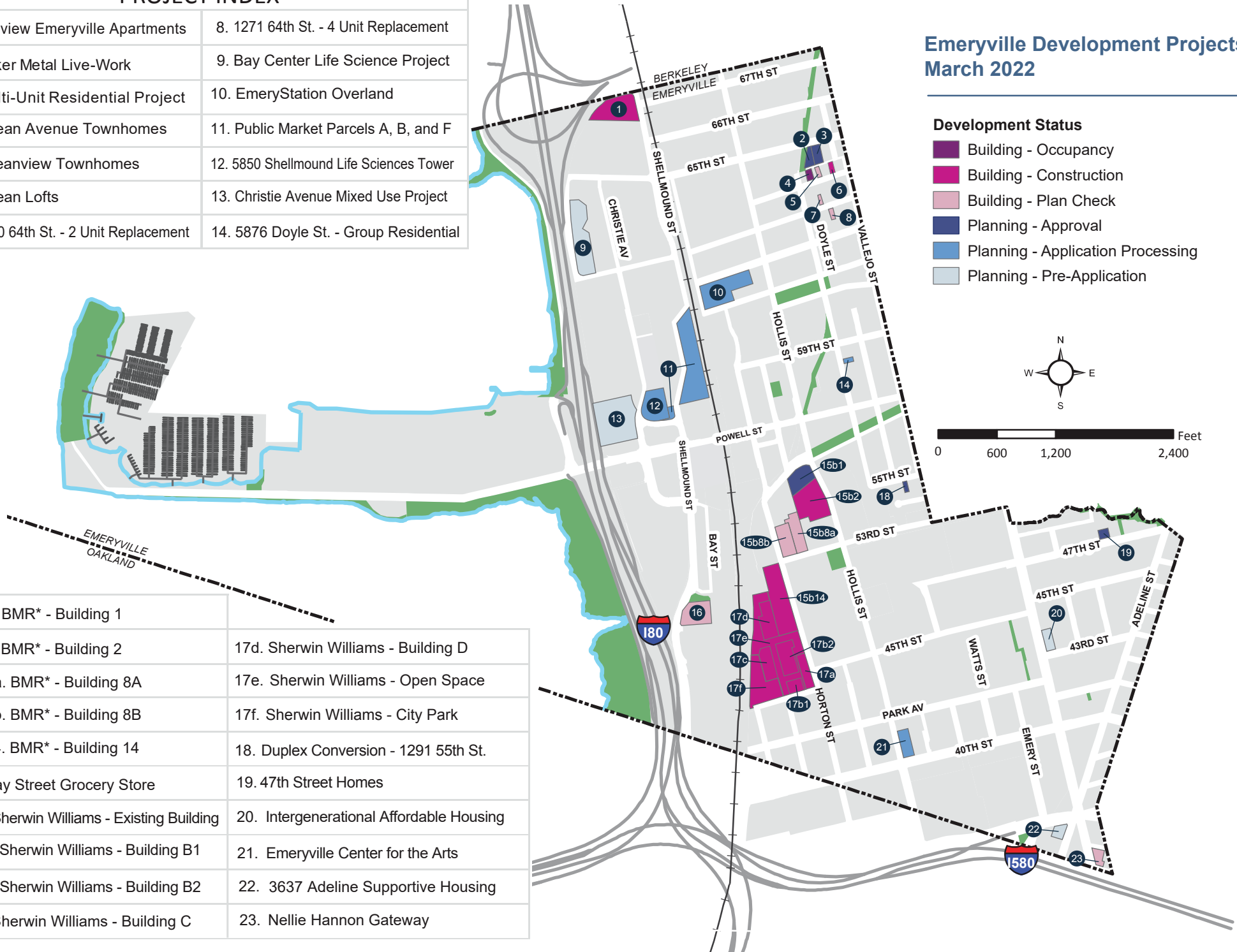
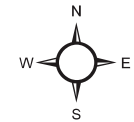
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## Emeryville Development Projects March 2022

### Development Status

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



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\*BMR = BioMed Realty Emeryville Center of Innovation