

Community Development Department
Major Development Projects
May 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	Intergenerational Affordable Hsg. 4300 San Pablo Avenue	Residential - 68 units	PC study session 3/24/22. Second PC study session tentatively 7/28/22.							13*	54*	0	67	1	68	0	68
22	3637 Adeline Supportive Housing 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	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.							n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
13	Christe Avenue Mixed Use Project 5801-5861 Christie Avenue	Office/lab - 464,000 s.f. Residential - 98 units	PC study session 1/27/22. Second PC study session tentatively 7/28/22.							4	6	7	17	81	98	0	98
12	Life Sciences Tower 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	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 sessions 11/2/21 and 4/19/22. PC study session 6/8/22.							0	8**	10**	18**	0	18**	0	18**
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 3/24/21. PC hearing 6/8/22.							n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
14	Group Residential 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	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				0	0	0	0	1	1	0	1
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				1	1	2	4	20	24	0	24
15b1	Emeryville Center of Innovation Building 1	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	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				0	0	0	0	6	6	4	2
21	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				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
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				0	0	0	0	17	17	0	17

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7	2-Unit Replacement 1270 64th Street	Residential - 2 units Demo 2 existing units	CC approved 12/21/21. Demo permit approved 4/11/22.			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	Demo and building permit applications received 3/3/22. Demo permit approved 4/19/22.			CC - 12/21/21				0	0	0	0	4	4	4	0
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
16	Bay Street Grocery Store 5615 Bay Street	Grocery store - 48,500 s.f.	Demo permit approved 4/29/22. Building permit application submitted 4/26/22.			PC - 2/24/22				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
15b8a	Emeryville Center of Innovation Building 8A	Office/lab - 221,000 s.f.	Issued permits for demo and rough grading 4/11/22.			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.	Issued permits for demo and rough grading 4/11/22.			PC - 2/25/21				n/a	n/a	n/a	n/a	n/a	n/a	0	n/a
15b2	Emeryville Center of Innovation Building 2	Office/lab - 261,300 s.f.	Issued demo permit 3/10/22. Red'd superstruc permit 3/18/22. Issued foundation permit 4/19/22.			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. Red'd superstruc permit 3/1/22. Issued foundation permit 4/11/22.			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
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
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. CO issued 5/18/22			PC - 8/27/09				0	0	0	0	5	5	0	5
TOTAL UNITS										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.

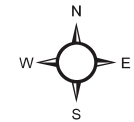
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Emeryville Development Projects May 2022

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

