

**Community Development Department**  
Major Development Projects  
June 2023

Map Number	Project Location	Description	Status/Comments	Planning			Building			Housing Units								
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total BMR	Market Rate	Total Units	Units Removed	Net New Units
11	Christie Sites 5890, 5900 and 6150 Christie Avenue	Residential - 367 units	CC selected EAH as developer on 11/15/22. PC study session 7/27/23.							0	268	96	0	364	3	367	0	367
20	3637 Adeline Supportive Housing 3637 Adeline Street	Residential - 90 units	Preapplication filed 2/9/21. PC study session 3/25/21.							0*	44*	45*	0	89	1	90	0	90
8	Bay Center Life Science Building 6445 Christie Avenue	Office/lab - 210,000 s.f.	Preapplication filed 12/6/21. PC study sessions 3/24/22, 12/8/22, and 7/27/23.							n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
12	5801 Christie Mixed Use Project 5801-5861 Christie Avenue	Office/lab - 425,100 s.f. Residential - 94 units	PC study sessions 1/27/22, 7/28/22 and 9/28/23.							0	4	5	7	16	78	94	0	94
13	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	n/a
18	Intergenerational Affordable Hsg. 4300 San Pablo Avenue	Residential - 68 units	PC study sessions 3/24/22 and 7/28/22. CDD approved 12/5/22.			CDD - 12/2/22				23	22	22	0	67	1	68	0	68
9	EmeryStation Overland 1580 62nd Street	Office/lab 300,000 s.f. 496 space parking structure.	PC recommended approval without parking over max on 6/8/22. CC approved 7/19/22.			CC - 7/19/22				0	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC approved 12/9/21. PC approved two-year extension, to 12/9/24, on 1/26/23.			PC - 12/9/21				0	1	1	2	4	20	24	0	24
14b1	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	n/a	n/a	n/a
19	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	n/a	n/a	n/a
10	Public Market Parcels A and B 5900-6000 Shellmound Street	Office/lab - 432,158 s.f.	PC approved new FDP 10/27/22. Building permit applications submitted December 2022.			PC - 10/27/22				0	0	0**	0**	0**	0	0**	0	0**
17	Duplex Conversion 1291 55th Street	Convert single unit to duplex, increase FAR.	PC approved 1/27/22. Building permit application submitted 6/30/22 and approved on 6/13/23.			PC - 1/27/22				0	0	0	0	0	1	1	0	1
7	4-Unit Replacement 1271 64th Street	Residential - 4 units Demo 4 existing units	Demo permit approved 4/19/22. Building permit approved 3/30/23.			CC - 12/21/21				0	0	0	0	0	4	4	4	0
4	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	0	3	3	1	2

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6	2-Unit Replacement 1270 64th Street	Residential - 2 units Demo 2 existing units	Demo permits issued 5/10/22. Building permits issued 10/13/22.			CC - 12/21/21					0	0	0	0	0	2	2	2	0
14b8a	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	n/a	n/a	n/a
14b8b	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	n/a	n/a	n/a
21	Nellie Hannon Gateway 3600 San Pablo Avenue	Residential - 90 units Commercial (ECAP) - 3,600	CDD approved 10/20/20. Building permit issued 5/9/23.			CDD - 10/20/20					29	30	30	0	89	1	90	0	90
2	Baker Metal Live/Work 1265 65th Street	Residential/live/work - 17 units	PC approved 8/27/09. Building permit for foundation and east wall issued 8/3/22.			PC - 8/27/09					0	0	0	0	0	17	17	0	17
16f	The Emery 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	n/a	n/a	n/a
16e	The Emery 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	n/a
15	Bay Street Grocery Store 5615 Bay Street	Grocery store - 48,500 s.f.	Issued grading permit 6/16/22. Issued building permit 9/28/22. Issued plaza bldg permit 5/16/23.			PC - 2/24/22					n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a
14b2	Emeryville Center of Innovation Building 2	Office/lab - 261,300 s.f.	Issued demo permit 3/10/22. Issued foundation permit 4/19/22. Issued superstruc permit 9/15/22.			PC - 2/25/21					n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
14b14	Emeryville Center of Innovation Building 14	Parking structure - 1,991 spaces	Issued demo permit 2/16/22. Issued foundation permit 4/11/22. Issued superstruc permit 9/26/22.			PC - 2/25/21					n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
16a	The Lab 4383 Horton Street	Reuse of existing Bldg 1-31 Office/lab - 74,000 s.f.	Building permit issued 10/26/21. Building permits for speculative TIs issued 2/7/22 and 9/12/22.			PC - 2/25/21					n/a	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					0	8	0	0	8	178	186	0	186
16b1	The Emery Building B1 4310 Hubbard Street	Residential - 64 units Retail - 2,241 s.f.	Building permit issued 5/6/20. Issued TCO 6/3/22.			PC - 2/22/18					0	2	4	5	11	53	64	0	64
16b2	The Emery Building B2 4510 Hubbard Street	Residential - 130 units Gallery - 3,025 s.f.	Building permit issued 4/7/20. Issued TCO 6/3/22.			PC - 2/22/18					0	7	8	7	22	108	130	0	130
16c	The Emery Building C 4515 Hubbard Street	Residential - 122 units Retail - 944 s.f.	Building permit issued 5/21/20. Issued TCO for 120 units 3/9/23, and for remaining 2 units on 6/9/23.			PC - 2/22/18					0	5	5	11	21	101	122	0	122
16d	The Emery Building D 4610 Hubbard Street	Residential - 184 units	Building permit issued 4/22/20. Issues TCO 6/26/23.			PC - 2/22/18					0	6	12	13	31	153	184	0	184
5	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permits issued 6/7/17. Issued TCOs 8/19/22.			CC - 4/17/07					0	0	0	0	0	2	2	1	1
<b>TOTAL UNITS</b>											52	397	228	45	722	726	1,448	8	1,440

**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 making a \$20 million contribution to City's affordable housing fund in lieu of providing units in project.

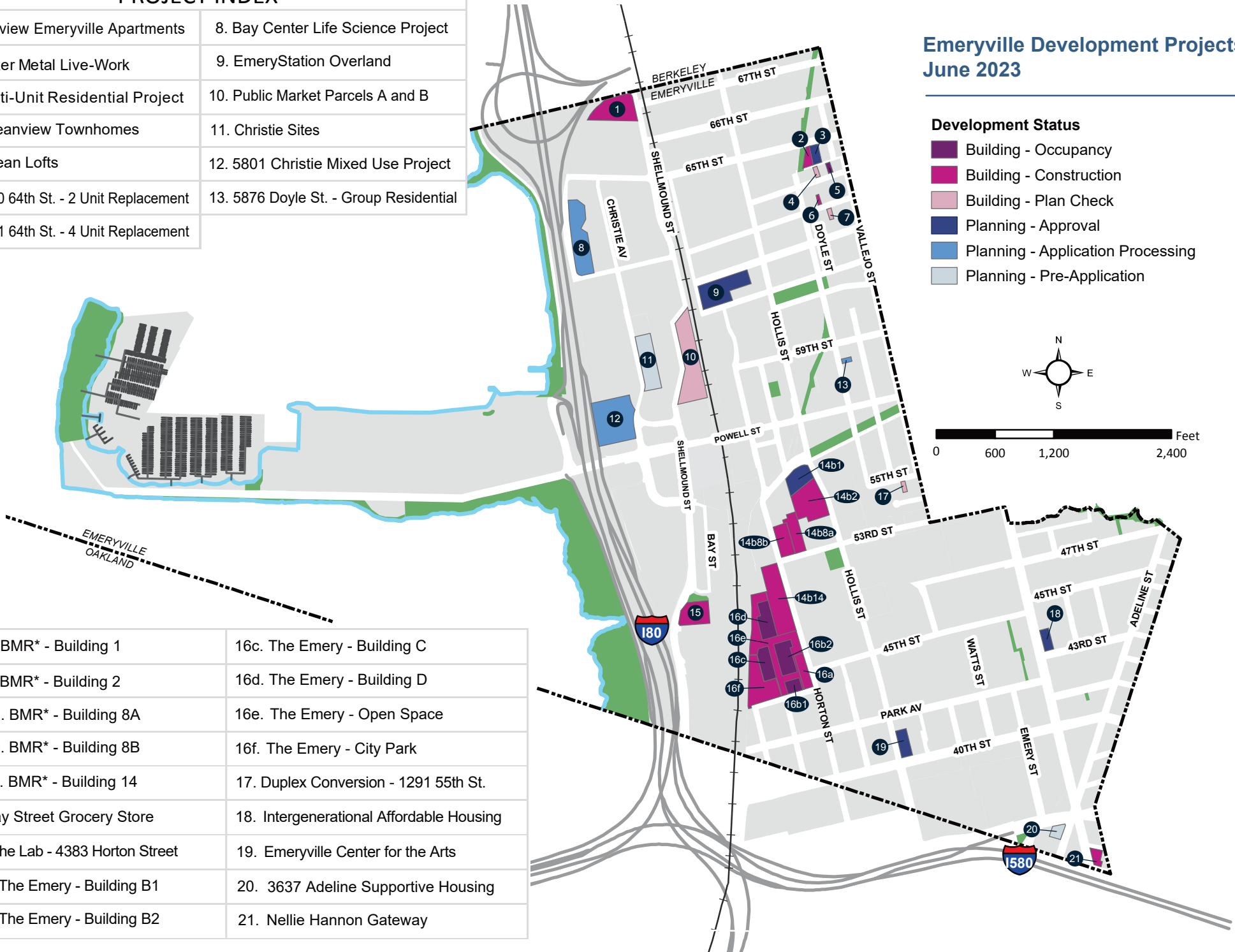
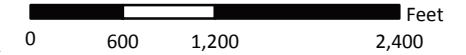
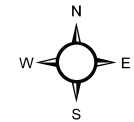
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## Emeryville Development Projects June 2023

### 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