

**Planning and Building Department**  
Major Development Projects  
January 2012

| Project<br>Location   | Description   | Status/Comments   | Planning        |                        |          | Building      |              |           |
|---|---|---|-----------------|------------------------|----------|---------------|--------------|-----------|
|   |   |   | Pre-Application | Application Processing | Approval | Plan Check    | Construction | Occupancy |
| <b>Center of Community Life</b><br>W San Pablo Ave betw 47th & 53rd         | Multipurpose community recreation and school facility         | Tentatively scheduled for Planning Commission study session 4/26/12 and approval 6/28/12.       |                 |                        |          |               |              |           |
| <b>Gateway @ Emeryville</b><br>NE Powell St. & Christie Ave.                | Residential - 265 units; Retail 14,100 s.f.; 142-room hotel   | PC and CC study sessions in 2007. Demo permit for 1-story bldg submitted 10/12/10.              |                 |                        |          |               |              |           |
| <b>Bay Street "Site A"</b><br>NE Shellmound & Christie                      | Hotel and retail (last phase of South Bayfront PUD)           | CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.           |                 |                        |          |               |              |           |
| <b>Bay Street "Site B"</b><br>Shellmound/Powell/railroad                    | Department store and public parking                           | CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.           |                 |                        |          |               |              |           |
| <b>Hollis Street Pedestrian Bridge</b><br>Over Hollis between 5800 and 5885 | Pedestrian bridge between two EmeryStation lab buildings      | Tentatively scheduled for Planning Commission hearing on 4/26/12.                               |                 |                        |          |               |              |           |
| <b>Wells Fargo Bank Branch</b><br>NW Shellmound & Christie                  | Bank - 4,995 s.f.   | PC study session 10/27/11. PC hearing tentatively 3/22/12.                                      |                 |                        |          |               |              |           |
| <b>HSP Parking Structure</b><br>NW 59th & Doyle Sts.                        | 4-level parking structure with 553 spaces.                    | Community meeting 10/20/08. PC study session 10/23/08.  |                 |                        |          |               |              |           |
| <b>City Storage</b><br>NE 40th & Adeline                                    | Reuse existing building for 57,600 s.f. of personal storage.  | PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.      |                 |                        |          | PC - 10/27/11 |              |           |
| <b>Emeryville Center for the Arts</b><br>4060 Hollis Street                 | Space for Celebration of Arts, Historical Society, etc.       | PC study session 6/23/11. PC approved 9/22/11.  |                 |                        |          | PC - 9/22/11  |              |           |
| <b>Marketplace Redevelopment</b><br>Phase I - 64th/Christie building        | Residential - 193 units                                       | CC approved 10/19/10. PC approved DA 12/9/10; CC approved DA ordinance 2/1/11.                  |                 |                        |          | CC - 10/19/10 |              |           |
| <b>Fire Station #2</b><br>6303 Hollis Street                                | New 12,930 square foot fire station to replace existing.      | PC approved 6/24/10. Two year extension request tentatively scheduled for PC hearing 5/24/12.   |                 |                        |          | PC - 6/24/10  |              |           |
| <b>EmeryStation West @ Transit Ctr</b><br>NW Horton & 59th Sts.             | 200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs. | CC approved project on appeal on 2/16/10. CC to consider 2-year extension request on 2/7/12.    |                 |                        |          | CC - 2/16/10  |              |           |
| <b>Baker Metal Live-Work</b><br>1265 65th Street                            | Res./live-work - 17 units                                     | PC approved 8/27/09.  |                 |                        |          | PC - 8/27/09  |              |           |
| <b>39th and Adeline Project</b><br>Adeline/39th/Yerba Buena                 | Residential - 101 units<br>Retail - 1,000 s.f.                | CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom. |                 |                        |          | CC - 1/20/09  |              |           |

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| <b>Panera Bread</b><br>SW 40th & Horton Sts.                      | 4,000 square foot restaurant pad in Target parking lot.    | Planning issued plan check comments 11/22/11. Revised plans received 1/25/12.                      |                 |                        | PC - 10/27/11 |            |              |           |
| <b>Pak N Save Upgrade</b><br>3889 San Pablo Ave.                  | New front façade, replace signs, landscaping               | PC approved 5/26/11. Building permit application submitted 9/27/11.                                |                 |                        | PC - 5/26/11  |            |              |           |
| <b>Ambassador Housing</b><br>N 36th betw Peralta & Adeline Sts.   | Residential - 69 units, affordable, rental                 | Building permit applications for all buildings under review and almost ready to issue.             |                 |                        | PC - 12/10/09 |            |              |           |
| <b>Parkside Project</b><br>Powell/Hollis/Doyle/Stanford           | Residential - 168 units<br>Live-work/flex - 8 units        | Building permit applications for three buildings submitted 9/19/11.                                |                 |                        | CC - 11/18/08 |            |              |           |
| <b>Ocean Lofts</b><br>1258 Ocean Avenue                           | Residential - 2 units<br>Demo of existing house            | CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.            |                 |                        | CC - 4/17/07  |            |              |           |
| <b>Ocean Avenue Townhomes</b><br>1276 Ocean Avenue                | Five new townhouses (part of Baker Metal project)          | Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin. |                 |                        | PC - 8/27/09  |            |              |           |
| <b>Bakery Lofts Phase IV</b><br>SE 53rd & Adeline Sts.            | Residential - 18 units<br>Retail - 1,450 s.f. cafe         | Building permit approved 8/26/11 and is ready to issue when fees are paid.                         |                 |                        | CC - 11/20/07 |            |              |           |
| <b>Bullseye Glass</b><br>4514 Hollis Street                       | Reuse existing 11,627 s.f. building for artisanal glass    | Building permit for seismic upgrade issued 10/4/11. TI permit issued 1/6/12.                       |                 |                        | PC - 5/26/11  |            |              |           |
| <b>PRC Medical Office</b><br>1335 Stanford Avenue                 | Reuse existing 15,200 s.f. building for clinic.            | PC approved 8/26/10. Building permit issued 9/27/11.   |                 |                        | PC - 8/26/10  |            |              |           |
| <b>EmeryStation Greenway</b><br>5812-5860 Hollis St.              | Laboratory building - 91,000 s.f.                          | Shoring permit issued 1/21/11. Building permit issued 2/25/11.                                     |                 |                        | CC - 5/19/09  |            |              |           |
| <b>Marina South Basin Improvements</b><br>3310 Powell St.         | Dock replacement and relocation of fuel system             | PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.                          |                 |                        | PC - 12/11/03 |            |              |           |
| <b>Escuela Bilingüe</b><br>4550 San Pablo Ave.                    | Pre-K - 8th grade school in existing 28,000 s.f. building. | Phase I TI building permit issued 7/8/11. Phase I TCO issued 9/1/11.                               |                 |                        | CC - 5/19/11  |            |              |           |
| <b>Police Station Renovation</b><br>2449 Powell St.               | Modernize and upgrade existing PD headquarters.            | Building permit issued 5/6/10. TCO issued 1/10/12.   |                 |                        | DPB - 7/9/09  |            |              |           |
| <b>Krubiner Prefabricated House</b><br>5507 Beaudry St.           | Factory-built house 2,053 s.f.                             | Assembled 7/9/11. TCO issued 10/28/11.   |                 |                        | PC - 2/28/08  |            |              |           |
| <b>Oak Walk Mixed Use Project</b><br>NE San Pablo Ave. & 40th St. | Residential/retail - 54 new units plus 5 existing houses   | Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending.      |                 |                        | CC - 2/7/06   |            |              |           |

**Glossary of Abbreviations:**

|        |                                       |          |  |
|--------|---------------------------------------|----------|--|
| CC =   | City Council                          | 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                            |
| DPB =  | Director of Planning and Building     | PDP =    | Preliminary Development Plan                 |
| DR =   | Design Review                         | PUD =    | Planned Unit Development                     |
| EIR =  | Environmental Impact Report           | RA =     | Redevelopment Agency                         |
| EUSD = | Emery Unified School District         | RFP =    | Request for Proposals                        |
| FDP =  | Final Development Plan                | TCO =    | Temporary Certificate of Occupancy           |
| FEIR = | Final Environmental Impact Report     | TI =     | Tenant Improvement                           |