

Planning and Building Department
Major Development Projects
February 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Scheduled for Planning Commission study session 4/26/12. IS/MND being prepared.						
Gateway @ Emeryville 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.						
Bay Street "Site A" 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.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC study session 10/27/11. PC hearing tentatively 4/26/12.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
City Storage 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 Appeal filed 11/14/11; withdrawn 11/22/11.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		
Emeryville Center for the Arts 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		
Marketplace Redevelopment 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		
Fire Station #2 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		
EmeryStation West @ Transit Ctr 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 approved 2-year extension request on 2/7/12.				CC - 2/16/10		
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units 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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Pak N Save Upgrade 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			
Ambassador Housing 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			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permit applications for three buildings submitted 9/19/11.			CC - 11/18/08			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.			CC - 4/17/07			
Ocean Avenue Townhomes 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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units 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			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved revised plans 10/27/11. Oakland issued building permit 2/14/12.			PC - 10/27/11			
Bullseye Glass 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			
PRC Medical Office 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			
EmeryStation Greenway 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			
Marina South Basin Improvements 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			
Escuela Bilingüe 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			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	Building permit issued 5/6/10. TCO issued 1/10/12.			DPB - 7/9/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
Oak Walk Mixed Use Project 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