

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

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Gateway @ Emeryville</b> 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 expired 4/12/12.						
<b>Bay Street "Site A"</b> 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> Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Exclusive Right to Negotiate expired September 2012.						
<b>Hollis Street Pedestrian Bridge</b> 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.						
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	PC study session 10/25/12. PC hearing 12/13/12.						
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session held 4/26/12; second study session held 11/19/12; IS/MND being prepared.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing postponed pending agreement on Shellmound left turn lane.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>HSP Parking Structure</b> 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> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. PC extension request scheduled for 12/13/12.				PC - 10/27/11		
<b>Emeryville Center for the Arts</b> 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>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. Two year extension approved by PC 6/28/12.				PC - 6/24/10		
<b>EmeryStation West @ Transit Ctr</b> 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		
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC second extension request scheduled for 12/4/12.				CC - 1/20/09		

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<b>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11; expiration date extended to 3/27/13.			PC - 5/26/11			
<b>Escuela Bilingüe, Phase II</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Building permit application submitted 10/23/12.			CC - 5/19/11			
<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
<b>Ocean Avenue Townhomes</b> 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>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 193 units	Permit for grading and excavation issued 8/21/12. Building permit for foundation approved 9/4/12.			CC - 10/19/10			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
<b>Parkside Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12.			CC - 11/20/07			
<b>EmeryStation Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

**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