

Planning and Building Department

Major Development Projects

November 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 260 units Retail - 3,010 s.f. ±	PC study session 12/12/13.						
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13.						
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13. CC study session 12/3/13.						
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved EAH Housing as developer on 10/15/13.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	Awaiting FDP application for hotel and retail. Grading permit issued 9/4/13.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan to be prepared for former Redevelopment site per State law.						
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.						
3800 San Pablo Mixed Use ("Maz") NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC study session 2/28/13. PC approved 8/22/13.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing 7/25/13; approved 8/22/13.						
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.						
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC to consider DA on 1/21/14 to lock in approvals for five years.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.						

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Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit application received 8/6/13. Approval pending easement to exit on Spur Alley.			PC - 12/13/12			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade issued 11/26/13. Bldg permit application for TI received 11/13/13.			PC - 9/26/13			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
Parkside Project 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			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
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; project under construction.			PC - 8/27/09			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	TCO for Building A issued 11/6/13. TCOs for Buildings B and C pending.			PC - 12/10/09			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13.			CC - 5/19/11			
EmeryStation Greenway 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			
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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	TCO issued 8/9/13.			CC - 11/20/07			

Glossary of Abbreviations:

CBO = Chief Building Official
 CC = City Council
 CEQA = California Environmental Quality Act
 CO = Certificate of Occupancy
 CUP = Conditional Use Permit
 DA = Development Agreement
 DDA = Disposition and Development Agreement
 DEIR = Draft Environmental Impact Report
 DPB = Director of Planning and Building
 DR = Design Review
 EIR = Environmental Impact Report
 EUSD = Emery Unified School District
 FDP = Final Development Plan
 FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
 HQ = Headquarters
 IS/MND = Initial Study/Mitigated Negative Declaration
 MEP = Mechanical, Electrical, and Plumbing
 OPA = Owner Participation Agreement
 PC = Planning Commission
 PD = Police Department
 PDP = Preliminary Development Plan
 PUD = Planned Unit Development
 RA = Redevelopment Agency
 RFP = Request for Proposals
 TCO = Temporary Certificate of Occupancy
 TI = Tenant Improvement