

Community Development Department
Major Development Projects
April 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
8	Christie Avenue Properties 3 parcels south of Christie Ave Park	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
15	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
14	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16.						
13	6-Unit Townhomes 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC study session 4/28/16.						
24	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session tentatively 7/28/16.						
12	Stanford Health Center 5800 Hollis St.	Modifications to Hollis Street frontage for valet parking	PC study session 3/24/16. PC public hearing tentatively 5/26/16.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15. PC public hearing tentatively 5/26/16.						
9b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 41,500 or 22,800 s.f. Garage - 405 spaces	PC study session on new design tentatively 5/26/16.						
22	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial - 94,600 s.f.	PC study session 10/30/14. CC study session 1/20/15. PC public hearing on DEIR 2/25/16.						
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16.			PC - 3/24/16			
23	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	PC approved 2/25/16.			PC - 2/25/16			
9e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.			PC - 10/22/15			
9a	Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.			PC - 7/23/15			
9c	Marketplace - Parcel C Residential Between new 62nd and new 63rd Sts.	Residential - 66 units	PC approved with grocery store component 5/28/15.			PC - 5/28/15			
7	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC approved 2/26/15.			PC - 2/26/15			
27	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC approved 1/22/15. PC approved one year extension 1/28/16.			PC - 1/22/15			
2	Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			

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9d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Demo permit for UA Theater issued 12/22/15.			PC - 6/25/15			
9c	Marketplace - Parcel C Grocery Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Parking structure	Foundation permit application submitted 11/24/15. Building shell permit application submitted 4/18/16.			PC - 5/28/15			
11a	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Grading permit for site remediation issued 7/22/15. Building permit application submitted 11/19/15.			CC - 2/16/10			
11b	Heritage Square Garage SE Horton & 62nd Sts.	675 parking spaces Commercial - 3,620 s.f.	Building permit application submitted 3/17/16.			CC - 2/16/10			
5	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			
19	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permits issued 9/9/15. Building permits issued 9/14/15.			CC - 1/20/15			
12	Stanford Health Center 5800 Hollis Street	82,900 s.f. in EmeryStation Greenway building	Building permit for Phase 1 issued 10/16/15. Building permit for Phase 2 issued 3/7/16.			DCD - 11/21/14			
26	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Underground MEP permit issued 7/21/15. Commercial shell building permit issued 1/22/16.			PC - 8/22/13			
26	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Residential superstructure building permit issued 1/22/16.			PC - 8/22/13			
21	Pixar Warehouse Phase II 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Bldg permit application for Phase II submitted 9/11/15 and issued 10/27/15.			PC - 12/13/12			
16	Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Building permit issued 6/12/15.			PC - 4/24/14			
20	Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete; project is under construction.			PC - 8/22/13			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Revision package for work without permits submitted 12/16/15.			PC - 8/27/09			
10	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	Building permits issued 7/29/15. TCO issued 3/11/16.			PC - 2/26/15			
18	Stanford Avenue Park Extension North of Stanford betw Hollis & Doyle	New park in place of former City parking lot	Building permit issued 10/3/14. Substantially complete and open for use; final inspection pending.			CC - 2/7/12			
6	Emme Apartments 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			
25	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15 (48 units), 3/14/16 (35 units), and 4/15/16 (18 units)			CC - 1/20/09			
17	Parc on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.			CC - 11/18/08			

Glossary of Abbreviations:

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
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
DCD =	Director of Community Development	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		