

Community Development Department

Major Development Projects

March 2017

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
25	PG&E Building G Demolition 4245 Hollis Street	Demolish significant structure and install fence.	PC study session 10/27/16.						
10	Christie Avenue Properties 5890, 5900 & 6150 Christie Avenue	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
17	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
23	Sherwin Williams Mixed Use 1450 Sherwin Avenue	FDPs for buildings and parks/open space	PC study session 1/26/17. Second PC study session 4/27/17.						
23	Sherwin Williams Subdivision 1450 Sherwin Avenue	New open space and building parcels, Hubbard & 46th Sts.	PC hearing 4/27/17.						
27	Rug Depot Redesign 4045 Horton St./4056 Hubbard St.	Renovation for two medium-size retail stores and parking.	PC study session 8/25/16.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session 1/26/17. Second PC study session tentatively 5/25/17.						
15	Doyle Street Mews 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	Second PC study session 8/25/16. CC study session 11/1/16. PC hearing tentatively 5/25/17.						
26	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session 6/23/16.						
14	Stanford Health Center 5800 Hollis St.	Phase II - Modifications to street for valet parking	CC study session tentatively 5/16/17. PC hearing tentatively 6/22/17.						
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 hearing tentatively 5/25/17.						
8	Artistry Emeryville Addition 6401 Shellmound Street	Add 6 units to 261-unit apartment approved in 1991.	PC approved 2/23/17.				PC - 2/23/17		
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC study sessions 8/25/16 and 10/27/16. PC approved 12/8/16.				PC - 12/8/16		
1	Nady Site 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16. PC to consider 2-year extension request 4/27/17.				PC - 3/24/16		
11e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.				PC - 10/22/15		
11a	Marketplace - Shellmound Site 5900 Shellmound Street	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		
11c	Marketplace - Parcel C Residential 6251 Shellmound Street	Residential - 66 units	PC approved with grocery store component 5/28/15.				PC - 5/28/15		
9	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		
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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16	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. PC approved 8/25/16. Building permit application received 10/13/16.			PC - 8/25/16			
11b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 26,000 s.f. Garage - 300 spaces	PC approved 6/23/16. Building permit application received 2/17/17.			PC - 6/23/16			
30	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Building permit application received 9/26/16.			PC - 1/22/15			
6	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			
24	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	Building permit issued 8/9/16.			PC - 2/25/16			
11d	Marketplace - Theater Site 6301 Shellmound Street	Residential - 223 units	Building permit issued 2/3/17.			PC - 6/25/15			
11c	Marketplace - Parcel C Grocery 6201 Shellmound Street	Grocery - 30,000 s.f. Parking structure	Building permit for garage and commercial shell issued 8/25/16. TI permit issued 3/13/17.			PC - 5/28/15			
21	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Building permits issued 9/14/15. FAR increase approved by CC 9/20/16.			CC - 1/20/15			
29	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			
29	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Bldg permit issued 1/22/16. Framing destroyed by fire 7/6/16. Podium repairs approved 9/27/16.			PC - 8/22/13			
13a	EmeryStation West/Transit Center 5959 Horton Street	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Building permit issued 11/4/16.			CC - 2/16/10			
13b	Heritage Square Garage 6100 Horton Street	675 parking spaces Commercial - 3,620 s.f.	Grading and site demo permit issued 8/1/16. Building permit issued 9/16/16.			CC - 2/16/10			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	Building permit issued 6/30/11. Revised plans for work without permits submitted 10/20/16.			PC - 8/27/09			
12	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	TCO issued 3/11/16. Final inspection approved 9/1/16. CO pending.			PC - 2/26/15			
18	Hyatt Place Hotel ("Site A") 5700 Bay Street	Hotel - 175 rooms	Building permit issued 6/12/15. TCO issued 11/18/16.			PC - 4/24/14			
22	Center of Community Life 4727 San Pablo Avenue	Multipurpose community recreation and school facility	School opened August 25, 2016. Ribbon cutting September 1, 2016.			PC - 8/22/13			
20	Stanford Avenue Park Extension 1330 Stanford Avenue	New park in place of former City parking lot	Building permit issued 10/3/14. Substantially complete and open for use; final inspection			CC - 2/7/12			
28	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15, 3/14/16, and 4/15/16. Bldg permit for fire damage repair issued			CC - 1/20/09			
19	Parc on Powell (formerly Parkside) 1303, 1315 & 1333 Powell Street	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	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CEQA =	California Environmental Quality Act	GPA =	General Plan Amendment
CO =	Certificate of Occupancy	HQ =	Headquarters
CUP =	Conditional Use Permit	IS/MND =	Initial Study/Mitigated Negative Declaration
DA =	Development Agreement	MEP =	Mechanical, Electrical, and Plumbing
DCD =	Director of Community Development	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DR =	Design Review	PDP =	Preliminary Development Plan
DSA =	Division of the State Architect	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
ERN =	Exclusive Negotiation Rights Agreement	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FAR =	Floor Area Ratio	TI =	Tenant Improvement

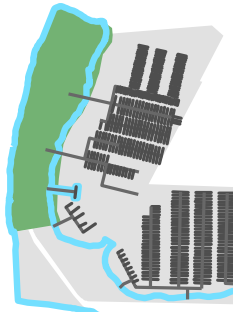
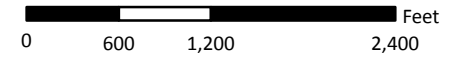
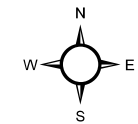
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6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	11e. Marketplace - Subdivision
8. Artistry Apartments Addition	12. LePort School

Emeryville Development Projects March 2017

Development Status

- Building - Occupancy
- Building - Construction
- Building - Plan Check
- Planning - Approval
- Planning - Application Processing
- Planning - Pre-Application



13a. Emerystation West@Transit Ctr	22. Center of Community Life
13b. Heritage Square Garage	23. Sherwin Williams FDPs
14. Stanford Medical Offices	24. 1056 45th St. - New Unit
15. Doyle Street Mews	25. PG&E Bldg. G Demolition
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19. Parc on Powell	29. The Intersection Mixed Use ("MAZ")
20. Stanford Avenue Park Extension	30. 3706 San Pablo Avenue
21. Doyle Street Lofts	

