

**Community Development Department
Status of Major Development Projects
October 2018**

Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
MIXED USE PROJECTS			
<p>Sherwin Williams Project PUD 1450 Sherwin Avenue PUD13-001 Map No. 18</p>	<p>Planned Unit Development/Preliminary Development Plan (PUD/PDP) for redevelopment of former paint factory site and City-owned parcel for residential, retail, commercial, and park/open space, including new 46th Street and extension of Hubbard Street.</p>	<p>Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015. Draft EIR published for 60-day public comment period on January 8, 2016, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Certification of Final EIR considered by Planning Commission on July 28, 2016 with Commission voting 2-2 on recommendation; so, went to City Council with no recommendation from the Commission. FEIR certified by City Council on September 6, 2016. Study session on revised proposal held by Planning Commission on July 28, 2016 and by City Council on September 6, 2016. Planning Commission recommended approval on September 22, 2016. City Council approved General Plan Amendment and first reading of PUD ordinance on October 18, 2016 and approved final passage of PUD ordinance on November 1, 2016. Amendment to PUD to allow removal of 11 existing street trees on Horton Street approved by Planning Commission on March 15, 2018; at public hearing on April 17, 2018. City Council continued the item to a future meeting. Conditional Use Permit for temporary surface parking lot approved by Planning Commission on June 28, 2018.</p>	<p>Dan Ferguson Lennar Multifamily Communities (949) 448-1612 Dan.Ferguson@livelmc.com</p>
<p>Sherwin Williams Subdivision 1450 Sherwin Avenue SUBDIV16-002 Map No. 18</p>	<p>Subdivision of Sherwin Williams Project site into 10 new lots consisting of five building lots (one for existing building and four for new buildings), four park/ open space parcels, and one roadway parcel.</p>	<p>Subdivision application submitted August 15, 2016; Planning Commission approved Vesting Tentative Map on May 25, 2017. First phase final map approved on April 19, 2018 and recorded as Tract Map 8357 on May 15, 2018.</p>	<p>Dan Ferguson Lennar Multifamily Communities (949) 448-1612 Dan.Ferguson@livelmc.com</p>

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Sherwin Williams Park/Open Space FDP 1450 Sherwin Avenue FDP17-002 Map No. 18a	Final Development Plan for 3.53 acres of new public park, greenway, and other open spaces, plus new 46 th Street and extension of Hubbard Street.	Community meetings on parks/open space design held at ECCL on December 13, 2016 and April 6, 2017. FDP application submitted January 5, 2017. Planning Commission study sessions held on January 26, 2017, April 27, 2017, and October 26, 2017. Planning Commission approved on December 14, 2017. Received permit applications for rough grading on April 24, 2018 and for fine grading (i.e. park and open space design) on May 16, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees.	Dan Ferguson Lennar Multifamily Communities (949) 448-1612 Dan.Ferguson@livelmc.com
Sherwin Williams New Buildings FDP 1450 Sherwin Avenue FDP17-001 Map No. 18b	Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.	FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018. Building permit applications for Buildings C and D received on September 24, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees.	Dan Ferguson Lennar Multifamily Communities (949) 448-1612 Dan.Ferguson@livelmc.com
Sherwin Williams Existing Building FDP 1450 Sherwin Avenue Map No. 18c	Final Development Plan for reuse of existing "Building 1-31" for approximately 74,000 square feet of office space, including pedestrian and bicycle "pass through" from 45 th and Horton Streets to new City park.	Lennar was in negotiations with a potential purchaser of the property, but this is now terminated, and a new purchaser is being sought. Sale depends upon recording of Phase I final subdivision map, which, as noted above, occurred on May 15, 2018. Awaiting submittal of FDP application from new purchaser.	Dan Ferguson Lennar Multifamily Communities (949) 448-1612 Dan.Ferguson@livelmc.com
Marketplace - Shellmound Site ("Parcel A") 5900 Shellmound Street FDP14-002 Map No. 11a	Construction of new mixed-use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.	Nora Collins Avalon Bay Communities, Inc. (415) 284-9094 nora_collins@avalonbay.com

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<p>Marketplace – Parcel B 5950-6000 Shellmound Street FDP15-001 Map No. 11b</p>	<p>26,000 square feet of retail; 300 space parking garage.</p> <p>Revised proposal: 8-story, 113-foot tall building with 150,000 square feet of office/lab space, 14,000 square feet of retail space, and 565 parking spaces.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Planning Commission study session on new design held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission approved on June 23, 2016. Building permit application submitted February 17, 2017. Building permit approved on November 29, 2017, and ready-to-issue pending payment of fees. Building permit issued on January 12, 2018. Construction suspended pending redesign of project; application for revised FDP anticipated by the end of 2018. Planning Commission approved temporary surface parking lot with approximately 200 spaces on September 27, 2018. Building permit application for temporary surface parking lot received on September 20, 2018. City Council called Planning Commission’s approval of temporary surface parking lot for review on October 2, 2018, and subsequently scheduled a public hearing on the review for November 13, 2018. On October 30, 2018, application for temporary surface parking lot was withdrawn and November 13, 2018 public hearing was cancelled. On October 10, 2018, formal request was submitted to withdrawn building permits issued for pavilion building and parking structure. Permit fee refunds are being processed. Meanwhile, applicant submitted plans for a new office/lab building on October 30, 2018. Planning Commission study session on proposed new office/lab building scheduled for December 13, 2018.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrplc.com</p>

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<p>Marketplace – Parcels C1 and C2 6201 Shellmound Street (commercial) 6251 Shellmound Street (residential) FDP13-001 Map No. 11c1</p>	<p>30,000 s.f. grocery store, 66 residential units; 291 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016. Grading permit issued June 10, 2016. Building permit application for New Seasons Market tenant improvements submitted on June 28, 2016. Building permit for garage and commercial shell issued on August 25, 2016. Building permit for New Seasons grocery store tenant improvements issued on March 13, 2017. Building permit application for residential phase submitted on August 30, 2017. Grading permit application for residential phase submitted on September 1, 2017. TCO for garage issued on October 17, 2017. Grading and soil improvement permits issued for residential phase on February 13, 2018. Building permit for residential phase (Parcel C2) issued on April 6, 2018. CO for garage (Parcel C1) issued on May 7, 2018.</p>	<p>Grocery Store and Parking: Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com</p> <p>Residential: Nora Collins Avalon Bay Communities, Inc. (415) 284-9094 nora_collins@avalonbay.com</p>

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Marketplace - Theater Site ("Parcel D") 6301 Shellmound Street FDP14-003 Map No. 11d	Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.	Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on June 25, 2015. Received building permit application on November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Grading and Site Demolition Permits issued on November 4, 2016, and permit for drill displacement columns/ground improvements issued on November 9, 2016. Building permit was approved on December 20, 2016 and was issued on February 3, 2017 when permit fees were paid.	Nora Collins Avalon Bay Communities, Inc. (415) 284-9094 nora_collins@avalonbay.com
Marketplace - Park Christie Avenue Park Redesign and Expansion 6202 Christie Avenue FDP14-001 Map No. 9	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session held July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015. Building permit application submitted on May 2, 2017. Building permit issued on January 11, 2018.	Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpilc.com
Onni Christie Mixed Use Project 5801/5861 Christie Avenue UPDR18-003 Map No. 16	New 638-unit, 54-story, 638-foot residential tower; new 238,000 square foot, 16-story, 203-foot office tower; 20,000 square feet of retail space; retain existing 87,410 square foot office building; 1,105-space parking podium; new half-acre City park.	Study session request and plans submitted October 12, 2018. Planning Commission study session scheduled for December 13, 2018.	Nathan Pitters Onni Group (213) 297-4490 npitters@onni.com
5850 Shellmound Way Mixed Use Project UPDR17-011 Map No. 12	Construction of new 8-story mixed use building with 244 residential units, 7,000 square feet of commercial space, and 251 parking spaces.	Planning Commission study session held September 28, 2017. Second study session held June 28, 2018.	Dave Johnson Johnson Lyman Architects (925) 930-9690 Dave@JohnsonLyman.com

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<p>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001 Map No. 20</p>	<p>Renovation of former “Maz” building for 17,158 square feet of retail use, and 1,048 square feet of live/work; and construction of a new 75’, 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Building permit application for residential structure submitted on December 24, 2013. Building permit application for commercial shell renovation submitted on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015. Issued building permit for commercial shell and residential superstructure on January 22, 2016. Six-alarm fire on July 6, 2016 destroyed wood framing of residential superstructure. Issued demolition permit for fire damaged debris above podium deck of residential structure on July 22, 2016. Approved repairs to fire damaged podium on September 27, 2016. Five-alarm fire on May 13, 2017 destroyed the wood framing of the residential structure for the second time. The existing Maz Building also suffered fire damage. Demolition permit to remove fire-damaged debris from residential structure issued on May 26, 2017. Demolition permit to remove fire-damaged debris and install temporary shoring for commercial structure issued on July 7, 2017. Application for building permit for residential podium repairs submitted on July 25, 2017. Building permit for residential podium repairs issued on August 17, 2017. Received building permit application on March 30, 2018 for fire damage repairs of commercial building (Maz building). Received building permit application for residential rebuild using modular construction on October 15, 2018.</p>	<p>Rick Holliday Holliday Development (510) 588-5133 rick@hollidaydevelopment.com</p>

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<p>EmeryStation West @ Emeryville Transit Center 5959 Horton Street UP09-03 Map No. 13a</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigated Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two-year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote. Remediation of site started in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015 and issued grading permit on July 22, 2015. Received building permit application on November 19, 2015. Issued permit for test piles prior to construction on June 28, 2016. Issued building permit for production piles on August 18, 2016. Received grading permit application on August 25, 2016. Building permit approved on September 13, 2016 and issued on November 4, 2016 when permit fees were paid. City Council approved Transportation Facility Impact Fee credit and refund of \$208,420 on March 21, 2017. Project celebrated “topping off” of final steel beam on May 12, 2017. Received building permit application for first tenant improvement on October 23, 2018 for Zogenix on fifth floor.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>
<p>3600 San Pablo Avenue UPDR17-008 Map No. 23</p>	<p>Redevelopment of a 0.39 acre site for supportive housing, low-income affordable housing, or mixed income family housing.</p>	<p>City Council study session held May 2, 2017. Planning Commission study session held May 25, 2017.</p>	<p>Catherine Firpo Housing Coordinator (510) 596-4354 cfirpo@emeryville.org</p>

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Site B Shellmound/Powell/railroad Map No. 17	To be redeveloped for mixed-use project in conformance with Long Range Property Management Plan.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary Police Station issued May 2010. Police left site and moved back to Police Station on Powell Street in January 2012. Temporary buildings were moved to Recreation Center site at 43 rd Street and San Pablo Avenue. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate with Madison Marquette expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.	Chadrick Smalley Economic Development and Housing Manager (510) 596-4355 csmalley@emeryville.org
RESIDENTIAL AND LIVE/WORK PROJECTS			
Multi-Unit Residential Project 1225 65 th Street UPDR15-001 Map No. 3	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study sessions held March 26, 2015 and October 22, 2015.	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
4-Plex Expansion 1271 64 th Street UPDR16-007 Map No. 7	Addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom.	Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017.	Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com

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Artistry Emeryville Addition 6401 Shellmound Street UPDR17-002 (UP91-13/DR91-13) Map No. 8	Addition of 6 apartment units in unused ground floor space of 261-unit apartment complex approved in 1991.	Planning Commission approved on February 23, 2017. Building permit application submitted April 25, 2017. City Council approved Affordability Agreement for one Below Market Rate unit on September 5, 2017. Building permit approved on November 14, 2017, and ready-to-issue pending payment of fees. Building permit issued on February 6, 2018. Temporary Certificate of Occupancy issued August 2, 2018. Certificate of Occupancy issued October 31, 2018.	Nazar Elwazir Equity Residential (404) 272-8674 nelwazir@eqr.com
Doyle Street Mews 5876-5880 Doyle Street UPDR16-002 Map No. 14	Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.	Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session held August 25, 2016. City Council study session held November 1, 2016. Third Planning Commission study session held for July 27, 2017. Second City Council study session scheduled for September 5, 2017. Planning Commission voted to recommend approval on September 28, 2017. City Council approved on November 7, 2017. Project sold to Argonaut Development, Inc. (dba 5876-5880 Doyle LLC) in May 2018.	Dan Seng 5876-5880 Doyle LLC (925) 876-0033 dan@argonautdevelopmentinc.com
New Residential Unit 5876 Beaudry Street UPDR16-003 Map No. 15	One new residential unit for a total of three units on the lot.	Planning application submitted April 25, 2016. Planning Commission study session held June 23, 2016. Planning Commission approved August 25, 2016. Received building permit application on October 13, 2016. Building permit application approved on April 28, 2017 and is ready to issue pending payment of fees. Building permit issued on August 16, 2017. Affordable housing impact fee paid under protest. Protest denied by Community Development Director on November 28, 2017 and not appealed to City Manager, so decision is final, and fee stands.	Brad Gunkel Gunkel Architecture (510) 984-1112 brad@gunkelarchitecture.com
New Residential Unit 1056 45 th Street, Unit C UPDR15-008 Map No. 19	One new residential unit for a total of three units on the lot.	Planning application submitted June 4, 2015. Planning Commission approved on February 25, 2016. Received building permit application on April 21, 2016. Building permit issued on August 9, 2016.	Arnold Hernandez AAA Cad Works (510) 415-0583 aaacadworks@gmail.com
Adeline Springs 3637 Adeline Street UPDR17-009 Map No. 21	Demolition of existing U.S. Spring industrial building and construction of new five-story building with 29 rental residential units and 4 to 6 live/work units.	Planning Commission study session held July 27, 2017. Second study session held October 26, 2017. Third study session held January 25, 2018. Planning Commission approved on March 22, 2018.	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net

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<p>Nady Site 6701 Shellmound Street UPDR17-006 Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 186 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/ Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project's effects on broadcast capabilities of adjacent radio antennas prepared. Subsequently, it was decided to prepare an Environmental Impact Report; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016. Subsequently, additional soil contamination issues arose, which applicant is addressing with Alameda County Department of Environmental Health. Conditional closure anticipated in Summer 2017, which will allow project to proceed to demolition and building permit application submittal. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Owner is seeking another developer. Property "red-tagged" and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018. Residential developer AMCAL is now in contract with the owner to demolish the existing buildings and develop the project. Staff is negotiating a Compliance Agreement with the property owner and AMCAL.</p>	<p>John Nady President/CEO Nady Systems, Inc. (510) 652-2411 ext. 3205 jnady@nady.com</p>

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<p>Estrella Vista Affordable Housing 3706 San Pablo Avenue UPDR14-001 Map No. 22</p>	<p>Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.</p>	<p>Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) with EAH approved by City Council on May 20, 2014. Planning permit application submitted September 26, 2014. Planning Commission study session held October 2, 2014. Planning Commission approved on January 22, 2015. City Council approved Ground Lease Disposition and Development Agreement (DDA) on April 16, 2015. One-year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016. Low Income Housing Tax Credits awarded June 8, 2016. Building permit application submitted on September 26, 2016. City Council approved additional \$1 million loan commitment on January 17, 2017. Building permit approved on April 20, 2017 and is ready to issue pending payment of permit fees. City Council approved \$4.5 million construction loan and DDA amendment on May 16, 2017. Grading permit application submitted on May 19, 2017 and issued June 28, 2017. Building permit issued June 21, 2017. Groundbreaking ceremony held October 11, 2017.</p>	<p>Ethan Daniels EAH Housing (415) 295-8886 Ethan.Daniels@eahhousing.org</p>

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<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6</p>	<p>Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed on February 15, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Permit to remove street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently “sold” several times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to “place the property rights back into position held as of March 8, 2011.” Thus, planning and building permits are still considered valid, and have been reactivated after a temporary suspension. Building permits were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018.</p>	<p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p>

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<p>Baker Metal Live/work 1265 65th Street UP07-09, DR07-15 Map No. 2</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below).</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live/work project (see above). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013. Met with applicant on October 29, 2015 to discuss third floors added to Units 3 and 4 without permits; applicant was directed to remove third floor from Unit 3 and legalize third floor in Unit 4 by submitting a building permit application, including enlargement of windows in all units to comply with egress requirements. Letter to this effect was sent to applicant on October 30, 2015. Revised plans for work without permits were submitted on December 16, 2015. First review comments sent on January 6, 2016. Revised plans received May 13, 2016; second review comments sent on June 6, 2016. Revised plans received October 20, 2016; third review comments sent on November 11, 2016. Revised plans received December 27, 2016; fourth review comments sent January 31, 2017. Fire Department approved fifth review plans on February 3, 2017. Revised plans received June 2, 2017; sixth review comments sent June 16, 2017. Revised plans approved on August 22, 2017; permit for revised scope of work issued on April 23, 2018 when fees were paid.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>

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Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of three new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session on four-unit proposal held January 26, 2017. Commission directed that project be reduced in size. Community meeting on smaller three-unit proposal held at ECCL on April 5, 2017. Second Planning Commission study session held December 14, 2017. City Council study held January 16, 2018. Planning Commission voted to recommend approval on June 28, 2018; City Council approved on July 24, 2018.	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com
OTHER			
Christie Avenue Properties 5890, 5900 and 6150 Christie Avenue Map No. 10	Redevelopment of three City-owned Parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.	Chadrick Smalley Economic Development & Housing Manager (510) 596-4355 csmalley@emeryville.org

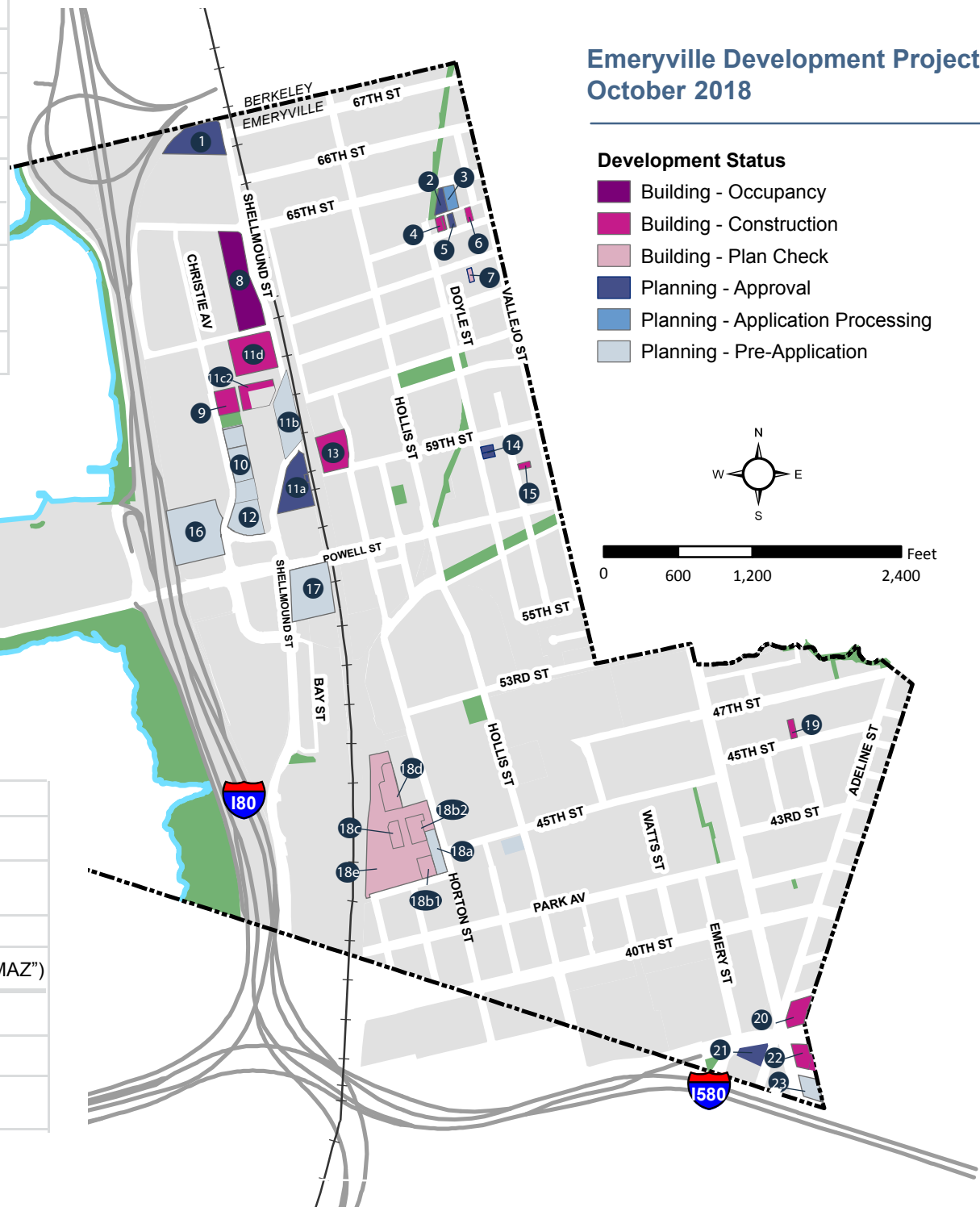
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1. Anton Evolve ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c2. Marketplace - Parcel C2
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	12. 5850 Shellmound Way Mixed Use
8. Artistry Apartments Addition	



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13. Emerystation West@Transit Ctr	18c. Sherwin Williams - Building C
14. Doyle Street Mews	18d. Sherwin Williams - Building D
15. 5876 Beaudry Street - New Unit	18e. Sherwin Williams - Parks and Open Space
16. Onni Christie Mixed Use	19. 1056 45th St. - New Unit
17. Bay Street "Site B"	20. The Intersection Mixed Use ("MAZ")
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Emeryville Development Projects October 2018