

**Planning and Building Department**  
Major Development Projects  
November 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.	████████					
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved strategic plan 6/2/09.	████████					
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.	████████					
<b>Bay Street "Site A"</b> NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passed DA ordinance on 9/1/09.	████████					
<b>Emery Station West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab/retail 148 public parking spaces	IS/MND published 11/7/09. PC hearing tentatively 1/28/10.	████████	████████				
<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>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.	████████	████████				
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.	████████	████████				
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.	████████	████████				
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	PC approved 10/22/09. Revisions to be considered by PC 12/10/09.	████████	████████	PC - 10/22/09			
<b>Baker Metal Live-Work</b> 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC study sessions 9/27/07 and 10/23/08. PC approved 8/27/09.	████████	████████	PC - 8/27/09			
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09. Demolition permit issued 9/15/09.	████████	████████	CC - 5/19/09			
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.	████████	████████	CC - 1/20/09			
<b>Papermill Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC to consider one year extension request on 12/1/09.	████████	████████	CC - 11/18/08			
<b>MacArthur San Pablo Mixed Use</b> San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	████████	████████	CC - 12/4/07			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 1-year use permit extension 1/22/09. PC to consider 2nd 1-year extension on 12/10/09.	████████	████████	CC - 11/20/07			
<b>4520 San Pablo Townhouses</b> NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.	████████	████████	PC - 12/14/06			

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<b>Magnolia Terrace</b> 4001 Adeline Street	5 independent living units for developmentally disabled	PC approved modifications 4/23/09. Building permit application submitted 8/31/09.			PC - 4/23/09			
<b>Christie Park Towers</b> 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
<b>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
<b>Flatiron Building</b> 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
<b>AgeSong Assisted Living</b> 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
<b>Oak Walk Mixed Use Project</b> NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Superstructure permit issued 11/26/07. CO pending for 5 houses; TCO pending for 3 new buildings.			CC - 2/7/06			
<b>1401 Park Avenue</b> SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
<b>Vue 46 ("46th Street Lofts")</b> E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I - IV issued February - June 2008. Final CO pending.			PC - 12/20/00			

**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
DEIR =	Draft Environmental Impact Report	PC =	Planning Commission
DR =	Design Review	PD =	Police Department
EIR =	Environmental Impact Report	PDP =	Preliminary Development Plan
EUSD =	Emery Unified School District	PUD =	Planned Unit Development
FDP =	Final Development Plan	RFP =	Request for Proposals
FEIR =	Final Environmental Impact Report	TCO =	Temporary Certificate of Occupancy
		TI =	Tenant Improvement