

Community Development Department

Major Development Projects

February 2020

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
14	BioMed Portion of Chiron PUD Vicinity of 53rd & Hollis Streets	Four new lab buildings, parking, open space.	PC study session 12/12/19. Second PC study session 3/26/20.						
15a	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	Awaiting FDP application.						
22	3600 San Pablo Avenue Between 36th & 37th Streets	Supportive, low income, or mixed income family housing	Property purchased by Resource for Community Development 12/3/19 for affordable housing.						
10	58Fifty Shellmound Residential Proj. NE Shellmound Way & Christie Ave.	Residential - 244 units Commercial - 7,000 s.f.	PC study sessions 9/28/17 and 6/28/18. App. filed 5/24/19. Third study session 8/22/19.						
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.						
16	47th Street Homes 1034-1042 47th Street	Demo 4 single unit houses, replace with 6 duplex units.	PC study session 10/24/19. CC study session 1/21/20. PC public hearing tentatively 4/23/20.						
18	Emeryville Center for the Arts 4060 Hollis Street	Convert former industrial building into City Art Center.	PC study session 2/28/19. PC public hearing tentatively 4/23/20.						
12	Onni Christie Mixed Use Project 5801-5861 Christie Avenue	Residential - 638 units Commercial - 258,000 s.f.	PC study session 12/13/18. Application filed 1/22/19. Second study session 5/23/19.						
9b	Marketplace - Parcel B 5950-6000 Shellmound Street	Office/lab - 150,000 s.f. Retail - 14,000 s.f.	Approved by PC on remand 5/14/19. Approved by CC on appeal 1/21/20.				CC - 1/21/20		
13	Duplex Conversion 1291 55th Street	Convert single unit to duplex, increase FAR.	PC study session 2/28/19. PC approved 4/25/19.				PC - 4/25/19		
20	Adeline Springs 3637 Adeline Street	Residential - 29 units Live/work - 4 to 6 units	PC approved 3/22/18. PC approved one-year extension 3/28/19.				PC - 3/22/18		
15	Sherwin Williams Subdivision 1450 Sherwin Avenue	New open space and building parcels, Hubbard & 46th Sts.	First phase final map recorded 5/15/18. Second phase final map recorded 7/18/19.				PC - 5/25/17		
1	"Nady Site" 6701 Shellmound Street	Residential - 186 units	Demo permit issued 1/18/19 and finalized 3/13/19. Site remediation grading permit issued 8/19/19.				PC - 3/24/16		
9a	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		
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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5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 3 units Demo 1 existing unit	CC approved 7/24/18. Building permit application submitted 4/9/19.			CC - 7/24/18			
19	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	New commercial shell building permit submitted 12/31/19 to replace all previous permits.			PC - 8/22/13			
15e	Sherwin Williams Open Space 1450 Sherwin Avenue	3.5 acres of public park, greenway, and open space	PC approved 12/14/17. Fine grading (i.e. final design) permit ready to issue 7/22/19.			PC - 12/14/17			
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	Building permit approved 7/3/19, ready to issued pending payment of fees.			PC - 12/8/16			
15b1	Sherwin Williams Building B1 1450 Sherwin Avenue	Residential - 64 units Retail - 2,241 s.f.	Building permit application submitted 8/6/18. Rough grading permit issued 2/6/20.			PC - 2/22/18			
15b2	Sherwin Williams Building B2 1450 Sherwin Avenue	Residential - 130 units Gallery - 3,025 s.f.	Building permit application submitted 8/6/18. Rough grading permit issued 2/6/20.			PC - 2/22/18			
15c	Sherwin Williams Building C 1450 Sherwin Avenue	Residential - 122 units Retail - 944 s.f.	Building permit application submitted 9/24/18. Rough grading permit issued 2/6/20.			PC - 2/22/18			
15d	Sherwin Williams Building D 1450 Sherwin Avenue	Residential - 184 units	Building permit application submitted 9/24/18. Rough grading permit issued 2/6/20.			PC - 2/22/18			
19	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Building permit to rebuild with modular construction issued 9/18/19.			PC - 8/22/13			
11	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 issued 8/16/17.			PC - 8/25/16			
17	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			
9c2	Marketplace - Parcel C2 Residential 6251 Shellmound Street	Residential - 66 units	Building permit application submitted 8/30/17. Building permit issued 4/6/18.			PC - 5/28/15			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Permit for revised scope issued 4/23/18 when fees were paid.			PC - 8/27/09			
6	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permits issued 6/7/17. CC approved modifications to add roof decks on 3/6/18.			CC - 4/17/07			
9d	Marketplace - Parcel D 6301 Shellmound Street	Residential - 223 units	Phase VII TCO for 16 units issued 2/10/20, for a total of 195 of 223 units.			PC - 6/25/15			
8	Marketplace - Christie Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	Building permit issued 1/11/18. Grand opening ceremony held 11/29/18. Final inspection pending.			PC - 2/26/15			
21	Estrella Vista Affordable Housing 3706 San Pablo Avenue	Residential - 87 affordable units; Commercial - 6,130 s.f.	Building permit issued 6/21/17. TCO issued 12/20/19. Final CO issued 2/26/20.			PC - 1/22/15			

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

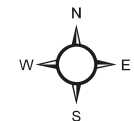
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6. Ocean Lofts	10. 58Fifty Shellmound Residential Project
7. 1271 64th St. 4-Plex Expansion	11. 5876 Beaudry Street - New Unit

Emeryville Development Projects February 2020

Development Status

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



12. Onni Christie Mixed Use	15e. Sherwin Williams - Park/Open Space
13. Duplex Conversion - 1291 55th St.	16. 47th Street Homes
14. BioMed Portion of Chiron PUD	17. 1056 45th St. - New Unit
15a. Sherwin Williams - Existing Building	18. Emeryville Center for the Arts
15b1. Sherwin Williams - Building B1	19. The Intersection Mixed Use ("Maz")
15b2. Sherwin Williams - Building B2	20. Adeline Springs
15c. Sherwin Williams - Building C	21. Estrella Vista - 3706 San Pablo Avenue
15d. Sherwin Williams - Building D	22. 3600 San Pablo Avenue