

Community Development Department

Major Development Projects

September 2020

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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.						
9	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.						
11	BioMed Center of Innovation Vicinity of 53rd & Hollis Streets	Four new lab buildings, parking, open space.	PC study sessions 12/12/19, 4/23/20, and 8/27/20. PC hearing tentatively 1/28/21.						
12a	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	Application filed 9/1/20. PC study session 10/22/20.						
18	San Pablo Affordable Apartments 3600 San Pablo Avenue	Residential - 90 units Commercial (ECAP) - 3,600 s.f.	PC study sessions 5/28/20 and 9/24/20. CC study session 9/1/20.						
13	47th Street Homes 1034-1042 47th Street	Demo 4 single unit houses, replace with 6 duplex units.	PC public hearing 6/25/20; recommended denial. CC public hearing 9/15/20; continued to 10/6/20.	PC recommended denial - 6/25/20					
8b	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			
17	Adeline Springs 3637 Adeline Street	Residential - 29 units Live/work - 4 to 6 units	PC approved one-year extension 3/28/19. PC approved second extension 4/23/20.			PC - 3/22/18			
8a	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			
15	Emeryville Center for the Arts 4060 Hollis Street	Convert former industrial building into City Art Center.	PC approved 8/27/20. Building permit application for seismic upgrade submitted 9/1/20.			PC - 8/27/20			
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			
12f	Sherwin Williams City Park 1450 Sherwin Avenue	2 acre City park	PC approved 12/14/17. Building permit application submitted 3/18/19.			PC - 12/14/17			
1	"Nady Site" 6701 Shellmound Street	Residential - 186 units	Demo, grading, and building permit applications submitted 7/15/20.			PC - 3/24/16			
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	Building permit approved 7/3/19, ready to issue pending payment of fees.			PC - 12/8/16			

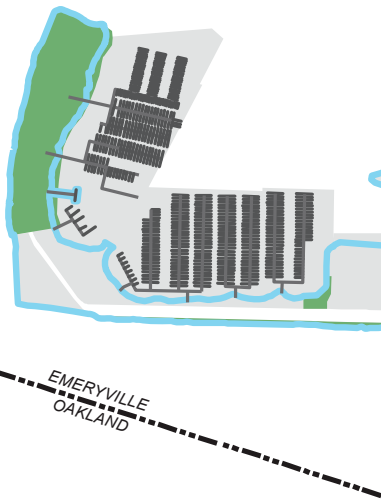
Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
12b1	Sherwin Williams Building B1 1450 Sherwin Avenue	Residential - 64 units Retail - 2,241 s.f.	Rough grading permit issued 2/6/20. Building permit issued 5/6/20.			PC - 2/22/18			
12b2	Sherwin Williams Building B2 1450 Sherwin Avenue	Residential - 130 units Gallery - 3,025 s.f.	Rough grading permit issued 2/6/20. Building permit issued 4/7/20.			PC - 2/22/18			
12c	Sherwin Williams Building C 1450 Sherwin Avenue	Residential - 122 units Retail - 944 s.f.	Rough grading permit issued 2/6/20. Building permit issued 5/21/20.			PC - 2/22/18			
12d	Sherwin Williams Building D 1450 Sherwin Avenue	Residential - 184 units	Rough grading permit issued 2/6/20. Building permit issued 4/22/20.			PC - 2/22/18			
16	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	New building permit for commercial cold shell and seismic improvements issued 9/9/20.			PC - 8/22/13			
12e	Sherwin Williams Open Space 1450 Sherwin Avenue	Greenway and open space associated with 4 new bldgs	PC approved 12/14/17. Building permit issued 4/7/20.			PC - 12/14/17			
10	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			
14	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			
16	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Building permit for modular construction issued 9/18/19. Modules placed April-May 2020.			PC - 8/22/13			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (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			
8d	Marketplace - Parcel D 6301 Shellmound Street	Residential - 223 units	Phase VIII TCO for 28 units issued 3/10/20, for a total of 221 of 223 units.			PC - 6/25/15			
8c2	Marketplace - Parcel C2 Residential 6251 Shellmound Street	Residential - 66 units	Phase I TCO for 35 units issued 6/19/20; Phase II TCO for remaining 31 units issued 7/27/20.			PC - 5/28/15			

Glossary of Abbreviations:

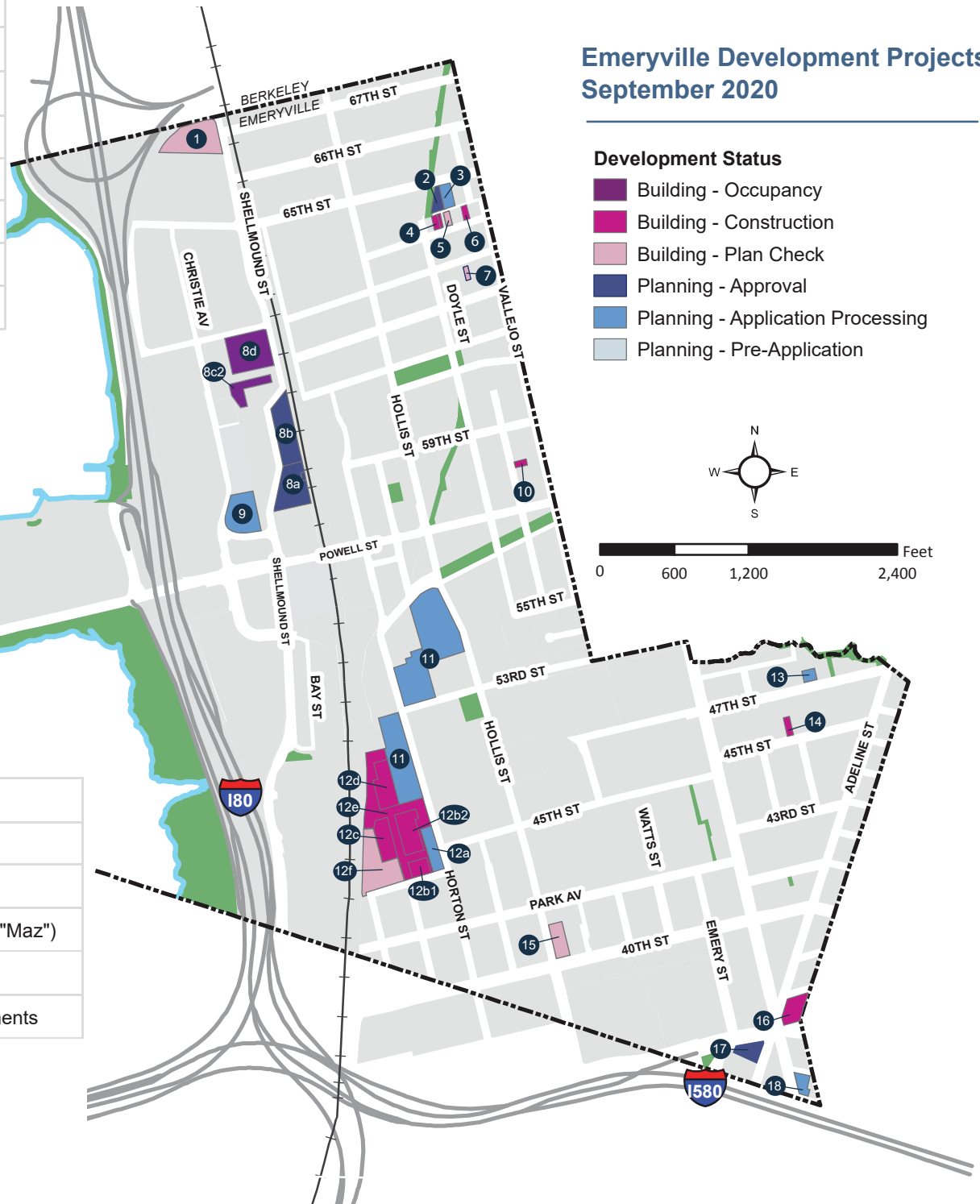
CBO =	Chief Building Official	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CEQA =	California Environmental Quality Act	GPA =	General Plan Amendment
CO =	Certificate of Occupancy	HQ =	Headquarters
CUP =	Conditional Use Permit	IS/MND =	Initial Study/Mitigated 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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3. Multi-Unit Residential Project	8c2. Marketplace - Parcel C2
4. Ocean Avenue Townhomes	8d. Marketplace - Theater Site
5. Oceanview Townhomes	9. 58Fifty Shellmound Residential
6. Ocean Lofts	10. 5876 Beaudry Street - New Unit
7. 1271 64th St. 4-Plex Expansion	11. BioMed Center of Innovation



12a. Sherwin Williams - Existing Building	13. 47th Street Homes
12b1. Sherwin Williams - Building B1	14. 1056 45th St. - New Unit
12b2. Sherwin Williams - Building B2	15. Emeryville Center for the Arts
12c. Sherwin Williams - Building C	16. The Intersection Mixed Use ("Maz")
12d. Sherwin Williams - Building D	17. Adeline Springs
12e. Sherwin Williams - Open Space	18. San Pablo Affordable Apartments
12f. Sherwin Williams - City Park	



Emeryville Development Projects September 2020

Development Status

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

