

Planning and Building Department

Major Development Projects

February 2010

| Project Location | Description | Status/Comments | Planning | | | Building | | |
|--|---|--|-----------------|------------------------|----------|---------------|--------------|-----------|
| | | | Pre-Application | Application Processing | Approval | Plan Check | Construction | Occupancy |
| Center of Community Life 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. | | | | | | |
| Arts and Cultural Center 4060 Hollis Street | Space for Celebration of Arts, Historical Society, etc. | PC study session 10/23/08. CC approved strategic plan 6/2/09. | | | | | | |
| Gateway @ Emeryville 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. | | | | | | |
| Bay Street "Site A" 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. | | | | | | |
| Bay Street "Site 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. | | | | | | |
| HSP Parking Structure NW 59th & Doyle Sts. | 4-level parking structure with 553 spaces. | Community meeting 10/20/08. PC study session 10/23/08. | | | | | | |
| Marketplace Redevelopment 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. | | | | | | |
| Marketplace Redevelopment Phase I - Shellmound building | Residential - 225 units Retail - 4,000 s.f. | FDP application submitted 10/1/08. | | | | | | |
| Emery Station West @ Transit Ctr NW Horton & 59th Sts. | 200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs. | PC deadlocked 3-3 on project on 1/28/10. CC approved project on appeal on 2/16/10. | | | | CC - 2/16/10 | | |
| Ambassador Housing N 36th betw Peralta & Adeline Sts. | Residential - 69 units, affordable, rental | PC approved 10/22/09. Revisions approved by PC 12/10/09. | | | | PC - 12/10/09 | | |
| 39th and Adeline Project Adeline/39th/Yerba Buena | Residential - 101 units Retail - 1,000 s.f. | PC recommended approval 12/11/08. CC approved 1/20/09; valid for two years. | | | | CC - 1/20/09 | | |
| Papermill Project Powell/Hollis/Doyle/Stanford | Residential - 168 units Live-work/flex - 8 units | CC approved 11/18/08. CC approved one year extension on 12/1/09. | | | | CC - 11/18/08 | | |
| MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th | Residential - 94 units Retail - 5,800 s.f. | PC rec approval 11/15/07; CC approved 12/4/07. Oakland PC approved 1/16/08. | | | | CC - 12/4/07 | | |
| Bakery Lofts Phase IV SE 53rd & Adeline Sts. | Residential - 18 units Retail - 1,450 s.f. cafe | PC approved 1-year use permit extension 1/22/09. PC approved 2nd 1-year extension on 12/10/09. | | | | CC - 11/20/07 | | |
| 4520 San Pablo Townhouses 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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| Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot | Res./live-work - 17 units Five new townhouses | PC approved 8/27/09. Building permit application for townhouses submitted 12/31/09. | | | PC - 8/27/09 | | | |
| Emery Station Greenway 5812-5860 Hollis St. | Laboratory building - 91,000 s.f. | Building demolished 12/09. Building permit application submitted 12/18/09. | | | CC - 5/19/09 | | | |
| Magnolia Terrace 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 | | | |
| Christie Park Towers 6150 Christie Avenue | Residential - 43 units Live-work - 17 units | Building permit issued 3/30/05; inspections ongoing. | | | PC - 6/26/03 | | | |
| Pixar, Phase II 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 | | | |
| Flatiron Building 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 | | | |
| Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St. | Residential/retail - 54 new units plus 5 existing houses | Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending. | | | CC - 2/7/06 | | | |
| 1401 Park Avenue 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 | | | |

Glossary of Abbreviations:

CC = City Council
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DEIR = Draft Environmental Impact Report
DR = Design Review
EIR = Environmental Impact Report
EUSD = Emery Unified School District
FDP = Final Development Plan
FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
HQ = Headquarters
IS/MND = Initial Study/Mitigated Negative Declaration
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PD = Police Department
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement