

Planning and Building Department
Major Development Projects
December 2012

| Project Location | Description | Status/Comments | Planning | | | Building | | |
|---|---|--|-----------------|---------------------------|----------|------------|--------------|-----------|
| | | | Pre-Application | Application Processing | Approval | Plan Check | Construction | Occupancy |
| Gateway @ Emeryville NE Powell St. & Christie Ave. | Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel | PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12. | | | | | | |
| Bay Street "Site A" NE Shellmound & Christie | Hotel and retail (last phase of South Bayfront PUD) | CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10. | | | | | | |
| Bay Street "Site B" Shellmound/Powell/railroad | Department store and public parking | CC study session 11/2/10. Exclusive Right to Negotiate expired September 2012. | | | | | | |
| Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885 | Pedestrian bridge between two EmeryStation lab buildings | Requires PC Design Review approval and CC approval to cross public street. | | | | | | |
| Center of Community Life W San Pablo Ave betw 47th & 53rd | Multipurpose community recreation and school facility | PC study session held 4/26/12; second study session held 11/19/12; IS/MND being prepared. | | | | | | |
| Wells Fargo Bank Branch NW Shellmound & Christie | Bank - 4,995 s.f. | PC hearing postponed pending agreement on Shellmound left turn lane. | | | | | | |
| Marketplace Redevelopment Phase I - Shellmound building | Residential - 225 units Retail - 4,000 s.f. | FDP application submitted 10/1/08. | | | | | | |
| 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. | | | | | | |
| Pixar Warehouse 5000 Hollis Street | Storage - 28,637 s.f. in vacant portion of Level(3) building. | PC study session 10/25/12. PC approved 12/13/12. | | | | | | |
| City Storage NE 40th & Adeline | Reuse existing building for 57,600 s.f. of personal storage. | PC approved 10/27/11. PC extension request scheduled for 1/24/13. | | | | | | |
| Emeryville Center for the Arts 4060 Hollis Street | Space for Celebration of Arts, Historical Society, etc. | PC study session 6/23/11. PC approved 9/22/11; valid for two years. | | | | | | |
| Fire Station #2 6303 Hollis Street | New 12,930 square foot fire station to replace existing. | PC approved 6/24/10. Two year extension approved by PC 6/28/12. | | | | | | |
| EmeryStation West @ Transit Ctr NW Horton & 59th Sts. | 200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs. | CC approved project on appeal on 2/16/10. CC approved 2-year extension request on 2/7/12. | | | | | | |
| Baker Metal Live-Work 1265 65th Street | Res./live-work - 17 units | PC approved 8/27/09. | | | | | | |
| 39th and Adeline Project Adeline/39th/Yerba Buena | Residential - 101 units Retail - 1,000 s.f. | CC approved first extension on 11/16/10. CC approved second extension on 12/18/12. | | | | | | |

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| Pak N Save Upgrade 3889 San Pablo Ave. | New front façade, replace signs, landscaping | Building permit application submitted 9/27/11; expiration date extended to 3/27/13. | | | PC - 5/26/11 | | | |
| Escuela Bilingüe, Phase II 4550 San Pablo Ave. | Pre-K - 8th grade school in existing 28,000 s.f. building. | Building permit application submitted 10/23/12. | | | CC - 5/19/11 | | | |
| Ocean Lofts 1258 Ocean Avenue | Residential - 2 units Demo of existing house | Building permit application expired 7/18/12. Applicant intends to pursue project in the future. | | | CC - 4/17/07 | | | |
| Ocean Avenue Townhomes 1276 Ocean Avenue | Five new townhouses (part of Baker Metal project) | Building permit issued 6/30/11. Outstanding fees paid 11/16/11; permit extended by CBO to 6/30/13. | | | PC - 8/27/09 | | | |
| Marketplace Redevelopment Phase I - 64th/Christie building | Residential - 193 units | Permit for grading and excavation issued 8/21/12. Building permit for foundation approved 9/4/12. | | | CC - 10/19/10 | | | |
| Ambassador Housing N 36th betw Peralta & Adeline Sts. | Residential - 69 units, affordable, rental | Grading permit and building permits for all buildings issued 3/15/12. | | | PC - 12/10/09 | | | |
| Parkside Project Powell/Hollis/Doyle/Stanford | Residential - 168 units Live-work/flex - 8 units | Building permits for all buildings issued 9/14/12. | | | CC - 11/18/08 | | | |
| Bakery Lofts Phase IV SE 53rd & Adeline Sts. | Residential - 18 units Retail - 1,450 s.f. cafe | Building permit issued 5/9/12. | | | CC - 11/20/07 | | | |
| EmeryStation Greenway 5812-5860 Hollis St. | Laboratory building - 91,000 s.f. | Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12. | | | CC - 5/19/09 | | | |
| Krubiner Prefabricated House 5507 Beaudry St. | Factory-built house 2,053 s.f. | Assembled 7/9/11. TCO issued 10/28/11. | | | PC - 2/28/08 | | | |

Glossary of Abbreviations:

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|--------|---------------------------------------|----------|--|
| CBO = | Chief Building Official | GPA = | General Plan Amendment |
| CC = | City Council | HQ = | Headquarters |
| CEQA = | California Environmental Quality Act | IS/MND = | Initial Study/Mitigated Negative Declaration |
| CO = | Certificate of Occupancy | MEP = | Mechanical, Electrical, and Plumbing |
| CUP = | Conditional Use Permit | OPA = | Owner Participation Agreement |
| DA = | Development Agreement | PC = | Planning Commission |
| DDA = | Disposition and Development Agreement | PD = | Police Department |
| DEIR = | Draft Environmental Impact Report | PDP = | Preliminary Development Plan |
| DPB = | Director of Planning and Building | PUD = | Planned Unit Development |
| DR = | Design Review | RA = | Redevelopment Agency |
| EIR = | Environmental Impact Report | RFP = | Request for Proposals |
| EUSD = | Emery Unified School District | TCO = | Temporary Certificate of Occupancy |
| FDP = | Final Development Plan | TI = | Tenant Improvement |
| FEIR = | Final Environmental Impact Report | | |