

Community Development Department

Major Development Projects

August 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Marketplace Redevelopment IC/II Shellmound at railroad ped bridge	Residential - 218 units Retail - 15,000 s.f.	Community meeting 8/21/14. PC study session 10/2/14.	██████████					
Marketplace Redevelopment IC/II SE of 64th & Shellmound Streets	Residential - 216 units	Community meeting 8/21/14. PC study session 10/2/14.	██████████					
Marketplace Redevelopment IB Christie Avenue Park	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC hearing tentatively 12/11/14.	██████████					
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	Application expected September 2014. PC study session tentatively 10/30/14.	██████████					
3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	CC approved ERN on 5/20/14. PC study session 10/2/14.	██████████					
Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	██████████					
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 III Shellmound Street S of new 63rd St.	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. Community meeting 2/21/14.	██████████					
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14.	██████████		PC - 4/24/14			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	██████████		CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	██████████		PC - 8/27/09			
The Intersection Mixed Use ("Maz")	Residential - 100 units Retail - 21,640 s.f.	Residential bldg permit app. rec'd 12/24/13. Commercial shell bldg permit app. rec'd 6/30/14.	██████████		PC - 8/22/13	██████████		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Building permit application submitted 12/13/13. Demolition permit issued 6/30/14.	██████████		CC - 1/20/09	██████████		
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.	██████████		CC - 4/17/07			

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Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit issued by DSA. Demolition complete.			PC - 8/22/13			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Demolition permit issued 4/28/14. Building permit issued 5/2/14.			PC - 6/27/13			
Parc on Powell (formerly Parkside) 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			
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14.			PC - 12/13/12			
City Storage NE 40th & Adeline Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment IA "Emme" - 64th & Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
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; project under construction.			PC - 8/27/09			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Building permit for TI issued 1/27/14. TCO issued 7/16/14.			PC - 9/26/13			
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. CO pending.			PC - 2/28/08			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13. CO issued 8/29/14.			CC - 5/19/11			

Glossary of Abbreviations:

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
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
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		