

Table 6-2. Planned and Approved Residential Developments

Site No.	Project Name	Address/Location	APN(s)	General Plan Land Use	Zoning	Acres	Max. Base Density (Du/Ac)	Max. Units	Realistic (Total) Capacity	Extremely Low ¹	Very Low ¹	Low ¹	Moderate	Above Moderate	Prior Housing Elements	Ownership	MAX Base FAR ²	MAX Base Height (feet)
1	Baker Metal Live/ Work	1265 65th Street	049-1504-002	Medium High-Density Residential	Medium High-Density Residential (RMH)	0.3	35	12	17	0	0	0	0	17	4th and 5th	Private	1	30
2	Anton Evolve AKA Bayview Emeryville Apartments (the Nady site)	6701 Shellmound Street	049-1490-002	Mixed Use with Residential	Mixed Use with Residential (MUR)	2.3	70	161	186	0	8	0	0	178	5th	Private	3	75
3	The Emery (Sherwin Williams) Building C	1450 Sherwin Avenue	049-1557-012	Mixed Use with Residential	PUD-7: Sherwin Williams Mixed-Use Project	1	50	52	122	0	4	5	12	101	5th	Private	1.5	40
4	The Emery (Sherwin Williams) Building D	1450 Sherwin Avenue	049-1557-014	Mixed Use with Residential	PUD-7: Sherwin Williams Mixed-Use Project	1.4	50	72	184	0	6	13	12	153	5th	Private	1.5	50
5	65th Street Multi-Unit Residential Project	1225 65th Street	049-1504-8	Medium High Density Residential	Medium High Density Residential (RMH)	0.4	35	14	24	0	1	1	2	20	5th	Private	1	30
6	Nellie Hannon Gateway	3600, 3610, and 3620 San Pablo Avenue	049-0950-006-01 (0.12 ac.) 049-0950-008-01 (0.11 ac.) 049-0950-001 (0.14 ac.)	Mixed Use with Residential	Mixed Use with Residential South (MURS)	0.37	50	19	90	29	30	30	0	1	No	Private	1.5	40
	TOTAL					5.77	—	330	623	29	49	49	26	470	—	—	—	—

Source: City of Emeryville Community Development Department, 2022.

¹ Planned/approved sites capacity and affordability levels are based on specific development proposals or permitted development plans. See project descriptions below.

² FAR = Floor Area Ratio

See **Table 6-4** for information on potential hazards for each site. No residential units currently exist on any sites in the inventory.

Table 6-3. Vacant and Underutilized Residential Sites

Site No.	Site Name or Area	Address/Location	APN(s)	General Plan Land Use	Zoning	Existing Use	Acres	Max. Base Density (du/ac)	Max. Units	Realistic (Total) Capacity	Extremely Low	Very Low	Low	Moderate	Above Moderate	Prior Housing Elements	Ownership	MAX Base FAR ¹	MAX Base Height (feet)
7	Powell Street and Christie Avenue	5801-5861 Christie Avenue	049-1494-004-08 (2.07 ac.) 049-1494-003-02 (1.64 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Office building, café, warehouse	3.71	85	315	98	0	4	6	7	81	5th	Private	3	75
8	San Pablo Avenue and 40 th Street	4053 San Pablo Avenue	049-0618-021 (0.22 ac.) 049-0618-024-02 (0.20 ac.) 049-0618-033 (0.5 ac.) 049-0618-022 (0.57 ac.) 049 -618-019 (0.09 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Black and White Market, a commercial building, and surface parking for the Oaks Card Club	1.68	50	79	63	4	4	4	14	38	5th	Private	1.5	40
9	NE corner of San Pablo and 41st Street	4100 San Pablo Avenue	049-1026-022 (0.08 ac.) 049-1026-023 (0.23 ac.) 049-1026-024 (0.25 ac.) 049-1026-026-2 (0.8 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Bank of America branch and surface parking	1.36	20 ²	27	22	1	1	1	5	13	5th	Private	0.5 & 1	30
10	NE corner of San Pablo and 43rd Street	4300 San Pablo Avenue	049-1079-17-1 (0.23 ac.) 049-1079-14-1 (0.24 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Former City Recreation Center	0.47	50	24	68	23	22	22	0	1	5th	City	1.5	40
11	Bounded by San Pablo Avenue, 40th Street, and Hollis	3838 Hollis Street 3889 Emery Street 3889 San Pablo Avenue	049-619-2 (7.63 ac.) 049-619-5 (7.93 ac.) 049-619-6 (4.46 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	East Baybridge Shopping Center	20.02	50 ²	1001	801	48	48	48	176	481	5th	Private	1.5 & 2	40 & 50
12	Bounded by Interstate 80, Powell Street, Christie Avenue, and Shellmound Street	5701 - 5795 Christie Avenue	049-1515-1-6 (1.04 ac.) 049-1515-10-11 (0.15 ac.) 049-1515-12-4 (0.15 ac.) 049-1515-7-7 (0.72 ac.) 049-1515-11-14 (2.94 ac.) 049-1515-9 (0.06 ac.) 049-1515-8-1 (0.09 ac.) 049-1515-11-7 (0.44 ac.) 049-1515-1-2 (0.04) 049-1515-11-13 (0.12 ac.) 049-1515-12-5 (6.20 ac)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Powell Street Plaza	11.97	85	1023	818	49	49	49	180	491	5th	Private	3	75
13	Shellmound Street and Christie Avenue	5760-5770 Shellmound 1525-1535 Powell Street	049-1321-4-3 (0.02 ac.) 049-1321-1-2 (0.44 ac.) 049-1321-1-4 (0.37 ac.) 049-1321-3-2 (1.03 ac.) 049-1321-5 (0.18 ac.) 049-1321-4-4 (1.14 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Vacant (“Site B”)	3.17	85	269	538	108	108	108	107	107	5th	City	3	75
14	TBD	5890, 5900, and 6150 Christie Avenue	049-1493-3 (0.60) 049-1493-4 (1.01 ac.) 049-1493-5 (0.61 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Vacant Corp Yard	2.22	85	200	300	60	60	60	60	60	4th and 5th	City	3	75
15	US Spring Site	3637 Adeline Street	049-0481-015	Mixed Use with Residential	Mixed Use with Residential South (MURS)	Cannabis distribution and packaging; and delivery	0.29	50	15	90	29	30	30	0	1	No	Private	1.5	40

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16	Michael's Site	3991 Hollis	007 -0617-022	Mixed Use with Residential	Mixed Use with Residential (MUR)	Michael's (commercial) with large surface parking lot	1.78	70	125	100	6	6	6	22	60	No	Private	2	50
17	Decathlon Site	3938 Horton Street	007-0617-022 (1.21 ac.) 007-0617-020 (2.29 ac.) (Oakland) ³	Mixed Use with Residential	Mixed Use with Residential (MUR)	Decathlon (commercial) with large surface parking lot	1.21 ³	70	245	68	4	4	4	15	41	No	Private	2	50
18	40th Street between Hubbard and Horton	4056 Hubbard 4045 Horton	049-0617-010 (0.53 ac.) 049-0617-009 (0.84 ac.)	Mixed Use with Residential	Mixed Use with Residential (MUR)	Rug Depot/ Bon Motif	1.37	35	48	38	2	2	2	8	24	No	Private	1	30
19	NE corner of Shellmound Way and Christie Avenue	5850 Shellmound	49-1493-6	Mixed Use with Residential	Mixed Use with Residential (MUR)	Office	1.49	85	127	30	0	20	10	0	0	No	Private	3	75
	TOTAL	—	—	—	—	—	53.11		3498	3034	334	358	350	594	1398	—	—	—	—

Source: City of Emeryville Community Development Department, 2022.

¹ FAR = Floor Area Ratio

² As shown on **Figure 6-1**, portions of Sites 9, 11 and 20 are in areas with one maximum base density, while the other portions of Sites 9, 11 and 20 are in an area with a different maximum base density. Those maximum base densities are Site 9: 20 and 50, Site 11: 50 and 70 and Site 20: 20 and 35. To estimate realistic capacity only the lowest level of maximum base density was used for each of these sites.

³ A portion of the site is in Oakland. Units counted towards Emeryville's RHNA are calculated based on acreage in Emeryville only.

See **Table 6-4** for information on potential hazards for each site. No residential units currently exist on any sites in the inventory.