

Table 4-2: ~~Planned and~~ Approved Residential Developments *with updates through December 2021*

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹				STATUS DECEMBER 2021
						EXTREMELY LOW	VERY LOW	LOW	MODERATE	
1	Marketplace Redevelopment - Phase IA (EMME)	64th Street and Christie Avenue	1.2	158	190	-	29	-	-	Completed
2	Marketplace Redevelopment ² - Phases II and III (Parcel C2 and Parcel D)	Shellmound Street	2.23	130	456 289	-	-	22	28	Completed
3	Parc on Powell (formerly "Parkside")	1303-1333 Powell Street	2.4	75	176	-	8	-	13	Completed
4	Baker Metal Live/Work without Ocean Ave	1265 65th Street	0.6	28	17	-	-	-	-	Approved
5	Ocean Avenue Townhomes	1276 Ocean Avenue	0.2	21	5	-	-	-	-	Construction
6	39th and Adeline	3900 Adeline Street	1.12	90	101	-	5	-	7	Completed
7	Bayview Emeryville (Nady Site)	6701 Shellmound	2.3	81	186	-	8	-	-	Construction
8	The Intersection Mixed-Use ("Maz")	3800 San Pablo Avenue	1.1	96	105	-	-	-	-	Completed
9	Sherwin Williams Urban Village	1450 Sherwin Avenue	5.4	93	500	-	9	76	-	Construction
10	3706 San Pablo Avenue Estrella Vista	3706 San Pablo Avenue	1.1	76	86	26	44	16	-	Completed
11	Two-Unit Development Ocean Lofts	1258 Ocean Avenue	0.13	15	2	-	-	-	-	Construction
12	Onni-Christie Mixed-Use Project	5801-5861-Christie Avenue	2.07	308	638	-	24	38	46	Withdrawn
20	65th Street Multi-Unit Residential	1225 65th Street	0.4	60	24	-	1	1	2	Approved
22	New Residential Unit	5876 5874 Beaudry Street	0.11	26	1	-	-	-	-	Completed
23	Doyle Street Lofts	5532 Doyle Street	0.07	29	2	-	-	-	-	Completed
24	New Residential Unit	1056 45th Street	0.17	17	1	-	-	-	-	Construction
25	Artistry Addition	6401 Shellmound	NA	NA	6	-	-	-	-	Completed
26	Adeline Springs Residential and Live/Work	3637 Adeline Street	0.29	114	33	-	1	2	2	Expired
27	Ocean View Replacing Single with Triplex	1270 Ocean Avenue	0.13	15	2	-	-	-	-	Plan Check
28	1036 45th Street Second Unit (Not ADU)	1036 45th Street	0.11	9	1	-	-	-	-	Completed
29	Duplex Conversion	1291 55th Street	0.09	22	2	-	-	-	-	Application
30	58Fifty Shellmound Residential Project	NE Shellmound Way/Christie Av	1.49	164	244	-	9	14	18	Withdrawn
31	San Pablo Affordable Apartments	3600 San Pablo Avenue	0.38	237	90	-	51	38	-	Approved
32	47th Street Homes (demolition of four units, construction of 6 units)	1034-1042 47th Street	0.3	2	6	-	-	-	-	Approved
33	Additional Unit	1017 47th Street	0.12	17	1	-	-	-	-	Construction
34	Additional Unit	5534 Beaudry Street	0.11	18	1	-	-	-	-	Construction
35	Two Unit Replacement	1270 64th Street	0.08	2	2	-	-	-	-	Approved
36	Four Unit Replacement	1271 64th Street	0.1	35	4	-	-	-	-	Approved
Total			20.83 19.95		2,210 1,800	26	137 164	25 168	114 68	
<i>Completed or Under Construction</i>					1,139 1,829	26	87 103	40 114	50 48	
<i>Regional Housing Need Allocation</i>					1,662	-	138	211	259	
<i>Remaining Building Permits needed to meet Regional Housing Needs Allocation</i>					0	-	35	97	211	

Source: Original table from Housing Element 2014, updates from City of Emeryville Community Development Department through 2021

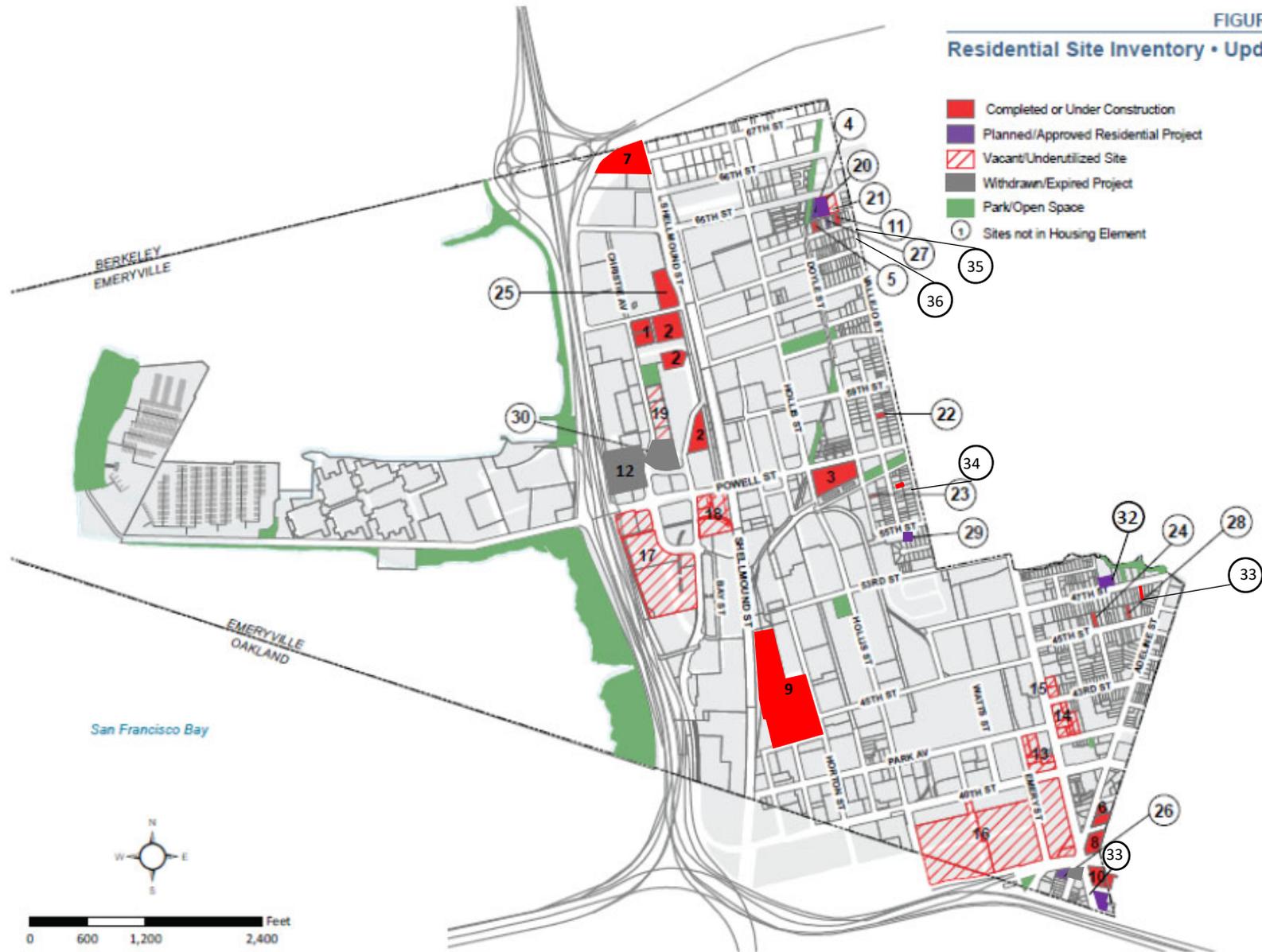
1. Affordable units in Site 1, Site 3, and Site 6 ~~are will be~~ income-restricted in compliance with the City's Affordable Housing Program. Affordable units in Site 10 ~~are will be developed~~ on a City-owned site developed by a nonprofit housing developer and ~~are will be~~ subject to affordability restrictions in accordance with the agreements with the City and other project financiers.

2. Residential development in phases II and III of the Marketplace redevelopment project ~~may~~ include affordable units, subject to the City's Affordable Housing Program. ~~No affordable units are included in this analysis as units may be rentals (not subject to the inclusionary requirement).~~ The Development Agreement includes affordable units.

3. Sites 12-19 and 21 on the map are in Housing Element Table 4-3, Vacant and Underutilized Residential Sites. They are not in this table because they do not have approved residential developments.

FIGURE 4-1

Residential Site Inventory • Updated



Accessory Dwelling Unit (ADU) Tracking Sheet: Updated through December 2021

YEAR	Project Address	Total Units	Notes	Square Feet of Unit	Number of Bedrooms	Planning Approved	Building Permit Issued	Certificate of Occupancy
2021	4300 Adeline Street	1	Garage and Storage Conversion	924	2 bedrooms	12/14/2021		
2021	1055 45th Street	1	Demo small existing building replace with new manufactured detached ADU	747	2 bedrooms	9/24/2021		
2021	1284 61st Street	1	Conversion ADU detached	700	1 bedroom and loft	8/9/2021		
2021	4310 Adeline Street	1	Garage Conversion	441	Studio	8/9/2021		
2021	4327 Essex	1	Reduction of 4 ft setback to 3 ft Convert an existing detached 153 square foot storage room to an Accessory Dwelling Unit while adding 40 square feet to construct a bathroom	193	Studio	12/17/2021		
2020	1026 47th Street	1	Pre-Fab	329	Studio	2/20/2020		
2020	1203 54th Street	2	2 new detached ADUs in single 3 story building; flats over storage	Each unit is 824 square feet	Each unit is 2 bedrooms	8/11/2020		
2020	4210 Adeline Street	1	(N) 1,192 sq ft ADU over (E) garage, 2 bedroom & 2 bathroom	1,192	2 bedrooms + study	8/11/2020	3/31/2021	
2020	1017 47th Street	2	2 new detached ADUS in 2 separate buildings submitted along with DR20-013and UP20-007 to expand a lower unit in a duplex by adding two bedrooms where a garage was.	Each unit is 399	Each unit is 1 bedroom	3/5/2021	6/22/2021	
2020	5534 Beaudry Street	2	2 new detached ADUs in one rear three story building submitted along with DR20-015 for new unit in exiting single unit	1st Floor (unit 2A): 784 square feet 2nd & 3rd Floor (unit 2B): 1,200 square feet	1st Floor (unit 2A): 2 bedrooms 2nd & 3rd Floor (unit 2B): 3 bedrooms + study	4/30/2021		
2019	1031 43 rd Street	1	New Rear Detached Building	1,121	2	3/13/2019	8/2/2019	3/5/2020
2016	1276 61st Street	1	replace foundation (N) 2nd unit 495 sq ft 2nd Floor addition	495	1	10/27/2016		
2016	5502 Beaudry Street	1	Conversion of basement in existing home.	596	1	2/22/2017	5/10/2017	11/3/2017
Totals	13 Applications Submitted	16 Units		Average Size = 698 Square Feet		13 Applications Approved	3 Units Under Construction	2 Certificates of Occupancy