

FIGURE 4-1

Residential Site Inventory • Updated

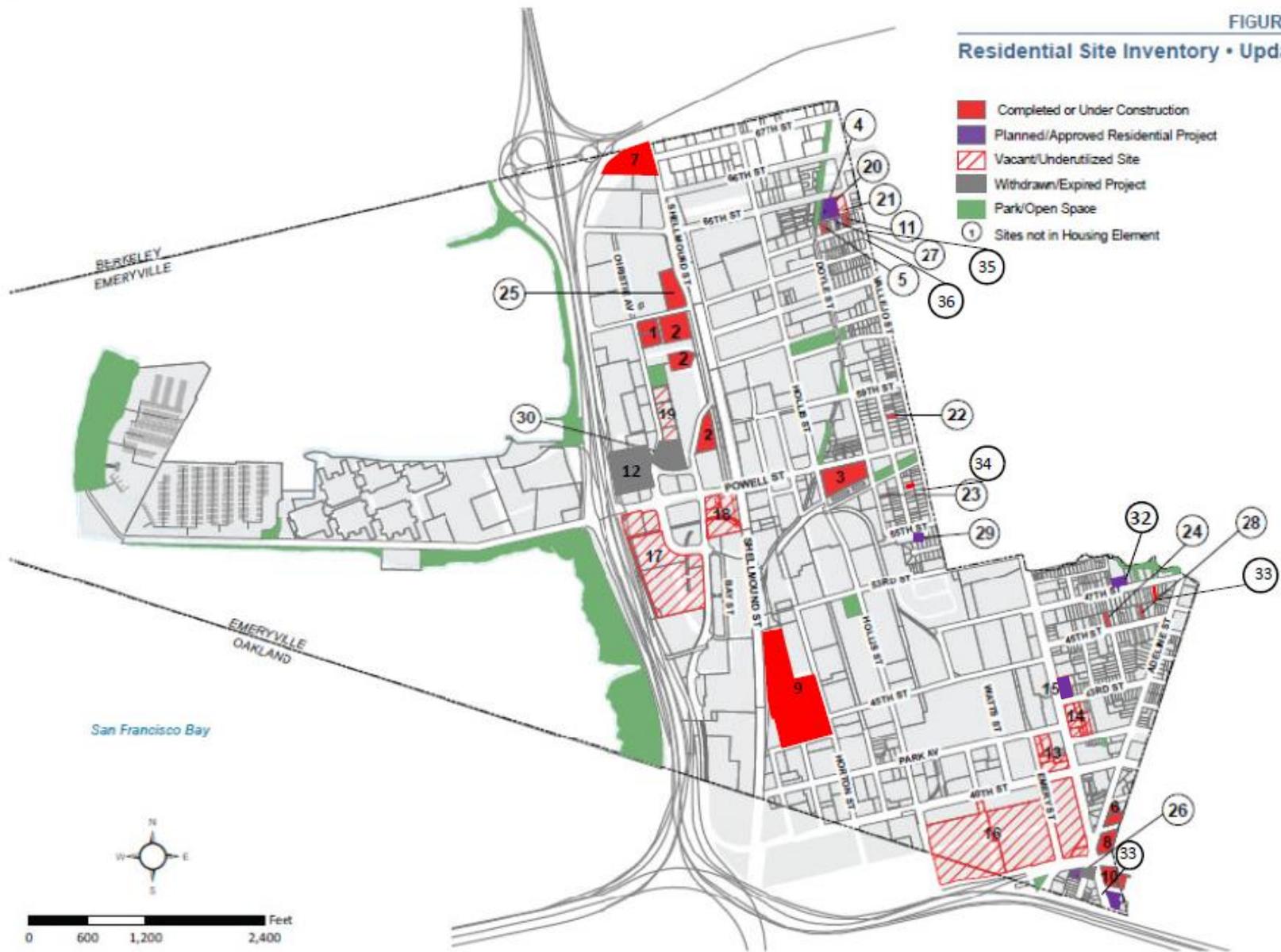


Table 4-2: ~~Planned and~~ Approved Residential Developments with updates through December 2022

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹				STATUS DECEMBER 2022
						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	-	-	-	-	Completed
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 ⁴	1450 Sherwin Avenue	5.4	93	500	-	20	30	35	Construction/ Completed
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	-	-	-	-	Completed
12	Onni Christie Mixed Use Project	5801-5861 Christie Avenue	2.07	908	628	-	24	28	46	Withdrawn
15	Intergenerational Affordable Housing	4300 San Pablo Avenue	0.47	145	68	-	68	-	-	Approved
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	-	-	-	-	Completed
25	Artistry Addition	6401 Shellmound	NA	NA	6	-	-	-	-	Completed
26	Adeline Springs Residential and Live/Work	2627 Adeline Street	0.29	114	32	-	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	-	-	-	-	Plan Check
30	58 Fifty 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	-	Plan Check
32	47th Street Homes (demolition of four units, construction of 6 units)	4034-1042 47th Street	0.3	2	6	-	-	-	-	Expired
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	-	-	-	-	Construction
36	Four Unit Replacement	1271 64th Street	0.1	35	4	-	-	-	-	Plan Check
37	Public Market Parcel F	5900 Shellmound Street	0.18	100	18	-	-	8	-	Withdrawn
Total			20.13 20.12		1,818 1,862	26	164 234	176 153	68 85	
Completed or Under Construction					1,829 1,655	26	102 114	114 68	50 83	
Regional Housing Need Allocation					1,498	138	138	211	259	
Remaining Building Permits needed to meet Regional Housing Needs Allocation					0	112	120	153	176	

Source: Original table from Housing Element 2014, updates from City of Emeryville Community Development Department through 2022.

2022 ADU Tracking Table

YEAR	Project Address	Total Units	Notes	Square Feet of Unit	Number of Bedrooms	Planning Approved	Building Permit Issued	Finaled/TCO/Certificate of
2022	1055 47th Street	1	Legalize existing ground floor unit	483	1	4/7/2022	5/12/2022	11/8/2022
2022	3995 Emery Street	2	Conversion of existing ground floor retail (formerly Weight Watchers) in a mixed use building into two ADUs	877 and 718	2 and 1	5/19/2022		
2022	1063 47th Street	1	Detached ADU	884	2	7/19/2022		
2022	1251 1/2 63rd Street	1	Convert an existing detached accessory structure into an ADU	524	1	9/8/2022		
2022	5517 Beaudry Street	1	Detached ADU	571	3	9/9/2022		
2022	5517 Beaudry Street	1	Convert basement to JADU	741	2	10/12/2022		
2022	1055 43rd Street	1	Convert basement to ADU	600	1	11/14/2022		
2022	3624 Adeline Street	1	Convert Office to ADU Applied 10/12/2022			11/14/2022	12/15/2022	
2021	4300 Adeline Street	1	Garage and Storage Conversion	924	2	12/14/2021	3/31/2022	
2021	1055 45th Street	1	Demo small existing building replace with new manufactured detached ADU	747	2	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	5/19/2022	
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	5/16/2022	9/23/2022
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	

2022 ADU Tracking Table

YEAR	Project Address	Total Units	Notes	Square Feet of Unit	Number of Bedrooms	Planning Approved	Building Permit Issued	Finaled/TCO/Certificate of
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	7/21/2021	
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	20 Applications	24 Units				24 Approved	7 Units Under Construction	4 Certificates of Occupancy