

City of Emeryville

2025 General Plan Annual Progress Report (APR)

Accepted by City Council on March 17, 2026

Section 1. Introduction

Purpose of the Annual Progress Report

Sections 65400 and 65700 of the California Government Code require all cities and counties to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies to their legislative bodies. The progress report must be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) -- formerly the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This report follows the directive outlined in the Governor's Office of LCI's [Annual Progress Report Memo – 2025 Report Year, dated January 16, 2026](#) “to streamline the submission process and minimize resources spent by jurisdictions.”

Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a plan that outlines a vision for the physical development of the City. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and action items to achieve this vision.

The plan also establishes a baseline by which to determine whether development proposals and public projects are consistent with the City's goals for the future. The plan also conveys these goals to City staff, partner agencies, developers, and the public at large, and ensures that all entities adhere to common objectives.

How The State Uses The General Plan APR And Housing Element APR

The Annual Progress Report Memo, referenced above, states that “the General Plan APR allows LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. APRs may also inform future modifications to LCI's General Plan Guidelines and other technical advisory documents. In addition, LCI can track progress on a local jurisdiction's comprehensive General Plan update using the information provided in the APR. Similarly, the Housing Element APR allows HCD to track the progress of the implementation of a jurisdiction's Housing Element and requires its submission as a threshold requirement for several state housing funding programs.”

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Section 3. Date of Presentation to the City Council

Per the [Annual Progress Report Memo – 2025 Report Year, dated January 16, 2026](#), the Annual Progress Report (APR) “must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.” This annual progress report and resolution approving the APR was provided to City Council on March 17, 2026.

Section 4. Date of the Last Update to the General Plan

Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009.

The Emeryville Housing Element is contained in a separate document which was adopted by the City Council on December 12, 2022 and certified by HCD on February 3, 2023. The Housing Element covers the eight-year period from 2023 to 2031. This is the third year reporting the current 2023-2031 (6th Cycle) Housing Element.

The last update to the General Plan was an amendment to ensure consistency between the General Plan and the Active Transportation Plan, both adopted on October 17, 2023.

Section 5. Actions Associated with the Implementation of the General Plan

Summary of Implementation

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own

implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A of the General Plan Annual Progress Report, tracks progress made on those 79 actions during the 2025 calendar year.

Of the 79 actions, the City made progress on 54 in 2025 (see the attached City of Emeryville 2025 General Plan Annual Implementation Report).

The following 18 items were completed before 2025:

- LU-A-4 (prepare and update Design Guidelines),
- LU-A-5 (update Capital Improvements Program),
- T-A-1 (prepare Quality of Service standards for all transportation modes),
- T-A-6 (implement quiet zones),
- T-A-12 (urge buses to carry bicycles),
- T-A-17 (require all new development to contribute to the Emeryville Transportation Management Association),
- PP-A-1 (prepare a strategic parks master plan),
- PP-A-5 (update and implement five-year Capital Improvement Program),
- PP-A-14 (require development projects to upgrade sanitary sewer systems),
- UD-A-1 (prepare Design Guidelines),
- UD-A-5 (update Capital Improvements Program),
- UD-A-10 (develop and implement new sign regulations),
- CSN-A-6 (identify historic and cultural resources; refine significant structures ordinance),
- CSN-A-15 (update Capital Improvement Program),
- CSN-A-17 (establish conditions of approval for mechanical equipment with potential noise impacts),
- CSN-A-18 (require noise study for projects with high noise exposure),
- CSN-A-19 (develop railroad quiet zones),
- ST-A-2 (adopt the United Nations Environmental Accords, implement 14 actions),
- ST-A-3 (incorporate Build It Green or LEED and Bay Friendly standards in construction projects),
- ST-A-4 (follow green building and Bay Friendly Landscaping requirements in City projects), and
- ST-A-5 (require public-private projects to follow green building and Bay Friendly Landscaping requirements).

Of these 18 items, four are related to the update of the Capital Improvements Program (CIP) but depending on the General Plan Element associated with the action (LU for Land Use; CSN for Conservation, Safety and Noise), the implementing action has a different focus (see the attached City of Emeryville 2025 General Plan Annual Implementation Report).

Notably, in 2024 seven items were listed as making “no progress,” while in 2025 there were only four items listed as making “no progress.”

No progress was made on four actions in 2025:

- CSN-A-7 (fund façade preservation projects),

- PP-A-4 (coordinating greenway creek improvements and water features with community),
- PP-A-8 (work on uses for sites no longer needed by other public agencies), and
- PP-A-11 (locating a new Police Administration facility).

In 2025 the following item was changed from “no progress” to “complete”:

- UD-A-10 (developing new sign regulations): This item was completed in 2012 when new sign regulations were adopted. However, because staff began working on code amendments as directed by the Planning Commission during a study session in 2017, the status of the item changed. While this item has been marked as “no progress” for years because subsequent amendments have not been made, priorities were redirected shortly after the 2017 study session, and there are no plans to revise the sign regulations as they were adopted in 2012.

In 2025 the following items were changed from “no progress” to “progress”:

- T-A-20 (explore feasibility of a bicycle and pedestrian route at Emeryville Crescent), and
- CSN-A-5 (studying a trail at the Emeryville Crescent).

This is the first time that progress has been made on T-A-20 and CSN-A-5. This is because in 2025 the East Bay Regional Park District initiated work for path improvements, adjacent to Powell Street, west of Interstate 80, on the northern edge of the Emeryville Crescent; the City began work to commission an avian study in 2026; and the City partnered with the San Francisco Estuary Partnership to begin engaging community members, including active transportation users and conservationists, to discuss key visions for the Emeryville Crescent including balancing access, habitat preservation and restoration.

General Plan Implementation: Element Highlights

The following sections contain some of the highlights from each element of the General Plan

Land Use

- Updates to the Planning Regulations to comply with Emeryville's Pro-housing designation and implement Housing Element Program LL were recommended for approval to City Council by the Planning Commission in December 2025 and are scheduled to be effective in early 2026.
- In 2025 the City approved its third project under SB 35 (Christie Avenue Affordable Housing), which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court.

Transportation

- In 2025 City staff worked with staff from the Emeryville Center of Community Life (ECCL) to coordinate future speed hump locations on Steve Dain Drive.
- In 2025 the City upgraded all video detection for bicycles and pedestrians on Hollis Street and implemented passive pedestrian detection on 40th Street for pedestrians.

Parks, Public Facilities and Services

- CERT training was held in July 2025 at ECCL.
- Community Events in 2025 included the Healthy Families Festival in April, Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2025, 48 children were enrolled in the Emeryville Child Development Center (a slight reduction from previous years due to the State expansion of Universal Transitional Kindergarten. Youth programs included the After School Expanded Learning Program, family oriented special events, and summer camps that included before and after program care. The Senior Center has various services including fitness, wellness, computer training, Meals on Wheels and congregate lunch programs. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through various platforms including the City's News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2025, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2024 this program increased enrollment by over 100% and in 2025 enrollment continues to exceed expectations.

Urban Design

- In 2025 the 40th Street Project became fully funded and Hollis Street construction was substantially completed.
- The Nellie Hannon Gateway project at 3600 San Pablo Avenue was completed in 2025 and included large multi-story murals as a gateway element.
- In 2025 the contract for 40th Streetscape Public Art Improvements, designed by artist Sijia Chen, was approved by City Council for fabrication in 2026 and installation in 2027. The project will include four sculptures and over twenty attachments to street furnishings along 40th Street between Adeline Street and Shellmound Street.

Conservation, Safety and Noise

- Seismic hazards and flooding risks were assessed as part of the 2025-2030 Local Hazard Mitigation Plan (LHMP) that was adopted by the City Council on September 16, 2025.
- In 2025 the East Bay Regional Park District is managing a grant for the City of Emeryville for path improvements, adjacent to Powell Street, on the northern edge of the Emeryville Crescent. The City also began work to commission an avian study in 2026.
- The City is in compliance with its National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022. In 2025 the City achieved 100% compliance with Provision C.10 (trash load reduction).

Sustainability

- In 2025 the farmers market that previously operated at The Emery moved to the Public Market, operating from April to October.
- Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.

Section 6. Housing Element Annual Progress Report and Housing Successor Annual Report

The full Housing Element Annual Progress Report is attached as Appendix B and the full Housing Successor Annual Report is attached as Appendix C.

The following are highlights of the 2025 Housing Element Annual Progress Report:

Table A - Housing Development Application Activity Summary

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Attached Family	0	0	0	0	0	0	0	0
Single Detached Family	0	0	0	0	0	0	0	0
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	0	0	0	0	0	0	0	0
Accessory Dwelling Unit	4	9	0	0	1	3	3	2
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
Total	4	9	0	0	1	3	3	2

Table A-2 - Completed Entitlement Summary

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Attached Family	0	0	0	0	0	0	0	0
Single Detached Family	0	0	0	0	0	0	0	0
2-4 Units Per Structure	1	0	0	0	0	0	0	0
5+ Units Per Structure	0	362	0	104	158	96	0	4
Accessory Dwelling Unit	4	13	0	0	3	5	4	1
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
Total	5	375		104	161	101	4	5

Table A-2 - Building Permits Issued Summary

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	1	1	0	0	0	0	0	1
Single Family Detached	0	0	0	0	0	0	0	0
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	0	0	0	0	0	0	0	0
Accessory Dwelling Unit	2	5	0	0	1	2	2	0
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
Total	3	6	0	0	1	2	2	1

Table A-2 - Certificate of Occupancy Issued Activity Summary

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	0	0	0	0	0	0	0	0
Single Family Detached	1	2	0	0	0	0	0	2
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	2	92	0	45	8	36	0	3
Accessory Dwelling Unit	4	5	0	0	0	0	1	4
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
Total	7	99	0	45	8	36	1	9

Table B - Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation	Building Permits Issued					Need Remaining	% Goal Met
		July 22 – Jan 23	Feb – Dec 23	CY24	CY25	Grand Total		
Acutely Low	0				0	0	0	NA
Extremely Low	226	0	45	0	0	45	181	20%
Very Low	225	0	8	0	1	9	216	4%
Low	259	0	36	0	2	38	221	15%
Moderate	308	0	0	0	2	2	306	0%
Above	797	23	26	6	1	56	741	7%
Total	1,815	23	115	6	6	1450	1,671	8%

Table C - Sites Identified or Rezoned to Accommodate Shortfall

Emeryville did not have a shortfall of housing sites, so the City did not need to identify or rezone additional sites.

Table D - Implementation of Housing Element Programs Summary

The 2023-2031 Housing Element includes 47 programs and 144 objective actions.

Objective Action Status	Complete	In Progress	Not Started	Continuous	Total
#	22	31	25	66	144
%	15%	22%	17%	46%	100%

Of the 22 completed programs, five were completed in 2025:

Name of Program	2025 Completed Objective	Program Implementation
X. Homeowner Rehabilitation and Repair Programs	Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.	Survey launched in 2024 and in 2025
EE. Resident Engagement	The City will evaluate its current committees and commission membership to determine if the membership is reflective of the socio-economic and racial mix of Emeryville or if there are any missing voices. If it is determined, there are missing voices, the City will enhance its outreach efforts to encourage residents from all socio-economic groups and racial backgrounds to serve on committees and commissions when positions become available.	Committee membership evaluated in 2025
EE. Resident Engagement	The City will investigate the restructuring of the Housing Committee to ensure that the committee has at least one member that resides in a BMR unit, at least one member that is a tenant, and at least one member that is a homeowner.	Restructuring Approved 2025
RR. Affordable Housing Platform	Collaborate with Alameda County on the design and implementation of the Alameda County Affordable Housing Portal, a one-stop shop for residents seeking housing in Alameda County to apply for available affordable housing and for developers to simplify the marketing and leasing of below market rate housing units.	Collaboration with AC County Ended 2025, Platform merged with Doorway (regional platform)
RR. Affordable Housing Platform	Modify the Affordable Housing Covenant and Below Market Rate Rental Policy Guidelines to require the utilization of the Affordable Housing Platforms for the leasing of vacant Below Market Rate(BMR) units.	BMR Marketing Guidelines Updated 2025

Thirty-one programs objectives are in progress. Below are the details that took place in 2025, for 12 objectives:

Name of Program	Objective	2025 Progress
A. Housing Development Regulatory Program	Evaluate the feasibility of modifying the Affordable Housing Program Ordinance	Consultant contract executed
E. Adaptive Reuse	Examine opportunities to allow for the adaptive reuse/conversion or replacement of vacant or underperforming commercial spaces and parking structures into residential units and analyze the feasibility of adopting an Adaptive Reuse Ordinance.	Building permits issued for the conversion of vacant retail space into 5 ADUs.
F. Impact Fees	Evaluate the process for the collection of impact fees for new housing.	Consultant contract executed
Y. Rental Preservation Program	Draft and adopt the Rental Preservation Program Regulations.	Draft program guidelines reviewed by Housing Advisory Committee
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Facilitate the redevelopment of Site 6, to create 23 permanent supportive housing units for formerly homeless individuals and Housing Element Site 10, to create 13 units for Transitional Aged Youth.	Construction complete at Site 6 (Nellie Hannon Gateway) and all 23 supportive housing units occupied
II. Transportation	Implement the Active Transportation Plan (ATP) and work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access	Sustainable Streetscape on Hollis St, new benches at Marina and parks, 3 new bike share stations installed
LL. Planning Regulation Amendments	Update the Planning Regulations (Regs) to comply with HSC Section 17021.5 (Employee Housing).	Planning Commission recommended approval to the City Council
LL. Planning Regulation Amendments	Update the Planning Regs to allow residential care facilities with 7+ people to be subject to the same restrictions that apply to other residential uses of the same type in the same zone. (Res Care Facilities)	Planning Commission recommended approval to the City Council
LL. Planning Regulation Amendments	Update the Planning Regs to comply with HSC Section 17021.6 and 17021.8 (Agricultural Worker Housing).	Planning Commission recommended approval to the City Council
LL. Planning Regulation Amendments	Update the Planning Regs to permit group residential uses with 7+ residents through a ministerial process rather than requiring a CUP and adopt a group residential preservation ordinance. (Group Residential and Single-Room Occupancy)	Planning Commission recommended approval to the City Council
LL. Planning Regulation Amendments	Review and revise the parking requirements for emergency shelters and amend the Planning Regs to allow Low Barrier Navigation Centers	Planning Commission recommended approval to the City Council
LL. Planning Regulation Amendments	Update the Planning Regs to require mobile and manufactured homes the same approval process as single family residential uses in compliance with CA Gov Code 65852.3. (Mobile/Manufactured)	Planning Commission recommended approval to the City Council

Twenty-five programs objectives have not started yet, however only the following 10 objectives are behind schedule:

Name of Program	Objective	2025 Progress
A. Housing Development Regulatory Program	Analyze and update the percentage of affordable housing units required under the City's Development Bonus Program, in response to changes made to the Affordable Housing Program.	This work is contingent on the completion of the evaluation of the Affordable Housing Program, which is underway.
B. Streamlining Planning Processes	Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing	Staff will incorporate code modifications regarding appeal hearings in 2026
H. Development Opportunity Fund	Draft and Adopt Development Opportunity Program Regulations	City committed funding to Site 10. If project doesn't move forward, the City will draft program guidelines.
J. Homeowner Retention Program	Implement the Foreclosure Prevention Fund and make financial assistance available to homeowners with income below 120% AMI to prevent displacement through the Foreclosure Prevention Fund.	Implementation will not commence until the City determines that a need exists within Emeryville.
Y. Rental Preservation Program	Provide low-interest rate loans to existing property owners to improve the habitable condition(s) of their rental units occupied by very low-, low- and moderate-income tenants.	Pending the adoption of Rental Preservation Program Guidelines, the program will remain on hold.
FF. Access to Information.	Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.	Staff is projected to work on this objective in 2026.
FF. Access to Information.	Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.	Staff is projected to work on this objective in 2026.
LL. Planning Regulation Amendments	Update the Planning Regs to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirements as long as it is in compliance with FAR and height limits. Increase base FAR to 1.0 and Bonus FAR will be eliminated in the RM Zone. (Three to Four Multi-Units)	Requires General Plan Amendment and tribal notification. Item scheduled to go PC in April 2026 and to City Council in May 2026
LL. Planning Regulation Amendments	Examine opportunities to streamline the permitting process to convert single family homes to duplex, including the possibility of waiving the requirements for Planning Commission (PC) approval. (Conversion from Single-Family Home to Duplex)	Requires General Plan Amendment and tribal notification. Item scheduled to go PC in April 2026 and to City Council in May 2026
PP. Affirmative Fair Housing Marketing Plan	Amend the Resale and Restriction Agreement for all future BMR resales to require a 3rd party to assist in marketing, screening, and selecting a new buyer via a lottery process.	Staff is projected to work on this objective in 2026.

Sixty-six programs objectives are identified as continuous objectives. Below are specific details that took place in 2025 on 10 objectives:

Name of Program	Objective	2025 Progress
D. Accessory Dwelling Units (ADUs)	Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.	Staff has ministerially reviewed applications for 9 ADU, approved entitlements for 13 ADU, issued building permits for 5 ADU and 5 ADU permits were finalized.
I. Preserve BMR Ownership Portfolio	Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principal place of residence.	BMR Owner Occupancy monitoring letters were sent out in 2025. 86% of the homeowners (182) confirmed occupancy after the initial request for information.
I. Preserve BMR Ownership Portfolio	Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.	Two BMR ownership units were put on the market for resale in compliance with BMR Regs
M. Homebuyer Assistance Program	Provide down payment and closing costs assistance through the First Time Homebuyer (FTHB) Down-Payment Assistance Program, for first-time, low- and moderate-income homebuyers to purchase a home in Emeryville.	Four households assisted with First Home Emeryville
CC. Section 8 Rental Assistance	Partner with HACA to increase voucher acceptance rates in moderate resource areas by providing bi-annual training to landlords regarding fair housing requirements and the housing choice voucher program, to increase opportunities for housing mobility.	16% increase in vouchers used in Emeryville between Feb 25 (186) and Oct 25 (217).
DD. Fair Housing Counseling	Continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, public education, and legal referrals for Emeryville tenants and landlords.	13 Emeryville households were assisted by ECHO
GG. Economic Mobility	Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.	CC adopted BIPOC Small Business Support Program, which includes small business outreach, where staff will capture hiring opportunities
PP. Affirmative Fair Housing Marketing Plan	Require all Marketing Plans for Below Market Rate (BMR) Rental Units to be updated every five years and for the marketing plans to identify the underserved populations in the area and special outreach efforts.	1 BMR Rental Property submitted and received approval of their updated marketing plan.
PP. Affirmative Fair Housing Marketing Plan	Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.	10 BMR Rental Properties confirmed participation in fair housing training
QQ. Tenant Protection Measures	Partner with 3rd Party Housing Service Providers to implement the Tenant Landlord Eviction and Harassment Ordinance and provide an annual training for residents and landlords and a 3rd Party Legal Service Providers to provide legal services to tenants in need of eviction legal assistance.	ECHO held 2 trainings on the Tenant & Landlord Relations Ordinance, in which 70 people attended and counseling provided to 66 people

Table E- Commercial Development Bonus Approved

Emeryville did not have any commercial projects that applied for a development bonus in exchange for contributing affordable housing, so the City did not need to identify sites.

Table F -Units Rehabilitated, Preserve and Acquired for Alternative Adequate Sites

Emeryville did not have any sites that were substantially rehabilitated, preserved or converted from non-affordable to affordable, so the City did not need to identify any sites.

Table F2 - Above Moderate-Income Units Converted to Moderate Income

Emeryville did not have any existing multifamily buildings converted to deed restricted rental housing for moderate-income households, so the City did not need to identify any sites.

Table G - Locally Owned Lands Included in the Housing Element Sites Inventory

Emeryville did not have any locally owned land that were disposed in 2025.

Table H - Locally Owned Surplus Sites

Emeryville has three locally owned sites that have been designated Exempt Surplus Land.

3602 Adeline Street

4300 San Pablo Avenue

5890, 5900 and 6160 Christie Avenue

Table J - Student Housing Development with a Density Bonus

Emeryville did not have any student housing development, so the City did not need to identify any sites.

Table K – Tenant Preference Policy

Emeryville does have a local tenant preference policy, which can be found at <https://ecode360.com/46998153#46998197>.

Table L- Historical Resources (NEW in 2025)

Emeryville did not add any new sites to the National Register of Historic Places, California Register of Historic Resources, or a local register of historic places.

LEAP Reporting

Emeryville was previously awarded \$65,000 in LEAP funds to assist in development of the Housing Element. All funds have been expended and were reimbursed in 2024.

Housing Successor Annual Report

The Housing Successor Annual Report shows that \$436,898.14 was deposited into the Low- and Moderate-Income Housing Asset Fund (LMIHAF) in Fiscal Year 2024-2025; \$4,055.00 was spent on monitoring and administration expenditures. The Housing Successor is working on developing three properties: 3602 Adeline Street (for sale); and 6150 Christie Avenue, and 5890-5900 Christie Avenue which received entitlements in 2025.

Section 7. General Plan Compliance with LCI's General Plan Guidelines

Emeryville's General Plan was updated in 2009 according to the State's Research's Guidelines and amended most recently in 2023 to maintain consistency with the Active Transportation Plan adopted in 2023.

Senate Bill (SB) 1000, adopted in 2016, requires local governments with disadvantaged communities in their planning areas to develop environmental justice policies as part of their General Plans. The disadvantaged communities in Emeryville are in the East Baybridge, San Pablo Corridor and Triangle neighborhoods. Government Code section 65302(h), states that, after 2018, cities with disadvantaged communities are required to include an environmental justice element when two or more elements are amended. The City of Emeryville has not amended two or more elements since 2018 and does not anticipate doing so.

Section 8. Priorities for Land Use Decision-Making that Have Been Established by City Council

There were no moratoria or emergency ordinances established by the Emeryville City Council in 2025.

Section 9. Goals, Policies, Objectives, Standards, or Other Plan Proposals that Need to Be Added or Were Deleted, Amended or Otherwise Adjusted

There were no additions, deletions, or amendments to the Emeryville General Plan in 2025.

Section 10. Status of the General Plan During 2025

State law requires that all general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009.

See Appendix A (attached) for the full list of all 79 General Plan actions, listed by element, with their status and comment on how each action advanced the General Plan in 2025.

Correspondence between Required General Plan Elements and Emeryville General Plan

<u>Required Element</u>	<u>Emeryville General Plan</u>
Land Use	Chapter 2: Land Use
Circulation	Chapter 3: Transportation
Conservation	Chapter 6: Conservation, Safety and Noise
Open Space	Chapter 6: Conservation, Safety and Noise, and Chapter 4: Parks, Open space, and Public Facilities
Safety	Chapter 6: Conservation, Safety and Noise
Noise	Chapter 6: Conservation, Safety and Noise
Urban Design (optional)	Chapter 5: Urban Design
Sustainability (optional)	Chapter 7: Sustainability and Chapters 2-6
Housing	Separate Document

Planning Activities Initiated

There were no master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans initiated in Emeryville in 2025.

General Plan Amendments

There were no amendments to the Emeryville General Plan in 2025.

Major Development Applications Processed

Large development projects approved in 2025 include:

- The Christie Avenue Affordable Housing Project (an SB35 and SB1763 application) which includes three new, eight-story buildings accommodating 362 units of 100 % affordable housing, was approved administratively on June 5, 2025.

Smaller development projects with entitlements approved by the Planning Division or with finalized Building Permits (temporary or completed Certificates of Occupancy) in 2025 include:

- The Nellie Hannon Gateway project at 3600 San Pablo Avenue (the City's first application processed under SB35 and SB1763 with 90 units of affordable housing and ground floor commercial space for the Emeryville Citizens' Assistance Program (ECAP) received Final Certificate of Occupancy on November 17, 2025.
- A Major Conditional Use Permit to allow an electric vehicle service center for Rivian in existing buildings at 1483, 1487, and 1499 67th Street was approved by the Planning Commission on May 22, 2025.

Attachments:

Development Decisions and Pending Projects in Emeryville in 2025
Appendix A - General Plan Annual Implementation Report
Appendix B - Housing Element Annual Progress Report
Appendix C - Housing Successor Annual Report