

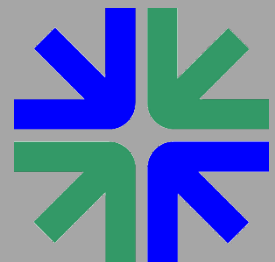


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

APRIL 2024

City of Emeryville



CONTENTS

HIGHLIGHTS.....	2
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES	2
City Council	2
Planning Commission	3
Public Art Committee (PAC)	3
Housing Committee	4
Economic Development Advisory Committee	4
Development Coordinating Committee	4
Community Development Items with Committees Staffed by Other Departments	4
PLANNING DIVISION	4
Current Planning Projects	4
Advanced Planning Projects	5
BUILDING DIVISION	5
Permit, Inspection, Plan Check Activity	5
Major Projects Under Construction	6
Major Projects Anticipated	7
Major Tenant Improvements	7
Project Meetings of Significance	7
Projects Completed/Nearing Completion	8
Code Enforcement	8
Customer Feedback	9
ECONOMIC DEVELOPMENT AND HOUSING DIVISION	9
Overview	9
Active BMR Rental Projects	10
Other Policy and Program Activities	11
ADMINISTRATION/OTHER	12
APPENDIX: MAJOR PROJECTS TABLE	

HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of April 2024. For historical information, prior months' reports are available in the online [Archive](#). For additional details on any of the included topics contact Community Development Director Chadrick Smalley at csmalley@emeryville.org.

Major Highlights for this period and discussed in more detail below include:

- The City Council approved the award of Visual Arts Grants to eight recipients on April 16th. This program was initially begun as a pilot in 2022, and the pilot program was undersubscribed, resulting in the award of \$39,950 total (of \$50,000 available) to four applicants. This year, interest in the program was significantly increased due in part to the support of the Rotten City Cultural District: The City received 29 applications totaling \$438,011 in requests. In recognition of the quantity and quality of applications, the City Council increased the program funding by \$70,500 for a total of \$120,500 in grants.
- The City Council adopted the first reading of a Tobacco Retailer License Ordinance on April 16th. This ordinance will require sellers of tobacco products to first obtain a license from the City, and to comply with certain restrictions on tobacco product types, pricing, packaging and display. The Community Development Department will be the principal implementing department for this ordinance, with support from the Police and Finance Departments
- On April 25th, the Planning Commission approved a Conditional Use Permit for a new Total Wine & More store to be located at 3938 Horton Street, which was formerly a Decathlon sporting goods store. The Total Wine & More store will require approval of a "Finding of Public Convenience and Necessity" in connection with its State liquor license, and this is scheduled to be heard by the City Council in May 2024.
- Also on April 25th, the Planning Commission recommended the City Council approve proposed changes to the Planning Regulations which will place limitations on the development of new gas stations, auto dealerships, car washes and personal storage uses. The proposed changes seek to limit certain land-intensive, auto-centric uses while preserving the ability to develop charging stations and retail showrooms for alternative fuel vehicles. The ordinance amending the Planning Regulations is expected to be reviewed by the City Council in June 2024.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

April 2, 2024

Special Meeting: [Video](#)

- Received the annual report from the Housing Committee on accomplishments for Calendar Year 2023 and priorities for Calendar Year 2024: [Staff report](#)
- Appointed Carol Johnson to the Planning Commission for a term commencing May 1, 2024 and ending June 30, 2026: [Staff report](#)
- Appointed Brooks Jessup and Michelle Thomas to the Housing Committee: [Staff report](#)

Regular Meeting: [Video](#)

- Authorized the execution of an amendment to a contract with Weiss Associates for environmental assessment of 1245 Powell Street: [Staff report](#)

April 16, 2024: [Video](#)

- Held a public hearing and established the updated Development Impact Fees for 2024-2025: [Staff report](#)
- Approved the award of Visual Arts Grants to Sean Griffin, Joey Rose, Rachel Wolfe Goldsmith, John Patrick Thomas, Salma Arastu, Chris Granillo, Juan Lopez and Packard Jennings, and amending the budget to increase the amount of funding for this program: [Staff report](#)
- Approved the first reading of an ordinance repealing the City's all-electric "Reach Code": [Staff report](#)
- Approved the first reading of a Tobacco Retailer License Ordinance: [Staff report](#)
- Approved amendments to the Fiscal Year 2024 budget: [Staff report](#)

Planning Commission

April 25, 2024: [Video](#)

- Received presentations from University of California Berkeley Advanced Urban Design studio
- Approved a major conditional use permit for Total Wine & More at 3938 Horton Street: [Staff report](#)
- Recommended the City Council adopt amendments to the Planning Regulations limiting certain auto-centric and personal storage uses: [Staff report](#)

For questions and further information regarding the Planning Commission, please contact Planning Manager Miroo Desai at mdesai@emeryville.org.

Public Art Committee (PAC)

April 25, 2024

- Reviewed the recommendations for five semifinalists for the 40th Street Public Art project and recommended each for commission of a Conceptual Design Proposal to the City Council including:
 - Jeanine Centuori and Russell Rock of Urban Rock
 - Sijia Chen Studios
 - Scott Donahue, Lesley Gasparetti, and John Roberts
 - Addie Boswell and Matt Cartwright
 - Pete Goldlust and Melanie Germond, "The Germlusts"

For questions and further information regarding the PAC, please contact committee secretary Amber Evans at aevans@emeryville.org

Housing Committee

April 3, 2024

- Discussed Rent Control and Tenant Stabilization measures. No action taken at this time. Additional eviction data and information on potential updates to the Residential Landlord and Tenant Relations Ordinance anticipated later this year.
- Discussed resident & property manager accessibility survey results in connection with Prohousing Incentive Program grant funds. No action taken at this time. Draft guidelines anticipated for discussion and action in June 2024.
- Discussed potential updates to Below Market Rate (BMR) Rental Policies. Discussion was initiated on minimum income to qualify, however this agenda item was tabled prior to discussing income increases and waitlist policy. Discussion will continue at the June 2024 meeting.

For questions and further information regarding the Housing Committee, please contact committee secretary Valerie Bernardo at vbernardo@emeryville.org

Economic Development Advisory Committee

The March meeting was cancelled due to a lack of a quorum.

For questions and further information regarding the Economic Development Advisory Committee, please contact committee secretary Chadrick Smalley at csmalley@emeryville.org.

Development Coordinating Committee

April 10, 2024

Meeting Cancelled

Community Development Items with Committees Staffed by Other Departments

Budget and Governance Committee – April 29, 2024

- Provided staff support for a discussion of the proposed Fiscal Year 2024-2025 Master Fee Schedule

Budget Advisory Committee – April 30, 2024

- Provided staff support for a discussion of the proposed Fiscal Year 2024-2025 Master Fee Schedule

PLANNING DIVISION

Current Planning Projects

Major Projects Table and Map.

The attached Major Projects table contains basic project information, its status in the development “pipeline” and a chronology of major milestones. This edition of the Progress Report omits the map; but future editions are expected to include the map and a link to a new, web-based project mapping tool, which is currently under development.

Minor and Administrative Project Activities

The following table summarizes actions by permit/review type. This list includes applications that were received, scheduled for hearing, approved or withdrawn in the current month; several other applications are under active review and are referenced in prior monthly reports.

Type/Location	Description	Action
<i>Conditional Use Permit</i>		
Major – 3938 Horton	Total Wine & More retail store	Approved by Planning Commission 4/25
<i>Temporary Use Permit</i>		
9 Anchor	Trader Vic's Mai Tai Day	Approved 4/5
<i>Design Review</i>		
Minor - 1047 43 rd	New duplex	Resubmitted 4/2
Minor – 1555 40 th	Chick-fil-A storage	Approved 4/9
Minor – 3838 Hollis	Kelly's Deli storage	Approved 4/25
Minor – 5959 Shellmound	New café/façade update	Resubmitted 4/26
<i>Signs</i>		
Minor – 5649 Bay	“Jars” signage	Incomplete 4/26
Minor – 5652 Bay	“Foot Locker” signage	Incomplete 4/30
<i>Subdivision</i>		
4700 San Pablo	Parcel merger	Resubmitted 4/29
<i>Zoning Compliance</i>		
1047 43 rd	Two attached ADUs	Resubmitted 4/2
<i>Business License</i>	Various	Approx. 8 approvals

Advanced Planning Projects

Staff continued to develop proposed amendments to the Planning Regulations on Accessory Dwelling Units, to conform the City's regulations to requirements of state law.

BUILDING DIVISION**Permit, Inspection, Plan Check Activity**

The attached tables summarize permit and inspection activities in the current Fiscal Year.

The following table summarizes this month's activities:

Activity	Sub-type	Quantity
Permits issued		24
Total valuation		\$2m
Fees collected		\$118,000
Plan review extensions		7
Permit expiration renewals		2
Inspections		167
	Major projects	31 (19% of total)
	Other projects	136 (81% of total)

Fast Track Plan Check		
	Same day	14
	Two-week	18
	Expedited requests*	2
Counter appointments		150+
Phone inquiries**		200+

*requests for plan review comments or permit approval within 3-5 days

**email has become the primary mode of communication with the public, particularly since the pandemic. Due to the volume of email correspondence, these contacts are not tabulated for this report.

Major Projects Under Construction

The following include brief highlights and status of major projects under construction during the current month. The Map Number refers to the Major Projects Map and corresponds to the Major Projects Table.

- The Emery/The Lab (Map No. 16): Building 1-31 (“The Lab”) received final inspection of phase I (level 1 lab space and level 2 office) in September 2023, while phase II (additional level 2 office and level 3 lab space) final inspection is pending balancing of mechanical equipment and final documents. The Developer continues to file for Temporary Certificate of Occupancy extensions for the four residential buildings (B; B1; C and D) signoff is pending building completion.
- Bay Street Grocery Store (Map No. 15): Building shell is 99% complete, final inspection signoff is pending building completion. As the project nears completion, per the project Conditions of Approval, both the plaza improvements and the grocery store are to be completed before final inspection and occupancy can be granted. The developer expects to request a final inspection in mid-June 2024. As of April 2024, the plaza continues to be under construction, as a result Public Works will establish conditions to allow the grocery store shell to receive final inspection but remain not occupiable as a condition.
- Nellie Hannon Gateway (Map No. 21): As of April 2024, framing for upper floors continued Fire resistive construction and inspection for partition walls and temporary power for the construction is underway. The 5th floor of construction of 7 total is now completed. All overhead utility services located at the north end of the development are now relocated underground.
- Emeryville Center of Innovation (Map No. 14):
 - Building 2: As of April 2024, the building is 99% complete, final inspection signoff is pending building completion. A permit for tenant improvements for a café was obtained and final inspections are pending completion.
 - Building 14: As of April 2024, the building is 99% complete, final inspection signoff is pending building completion.

Major Projects Anticipated

The following major developments are anticipated to generate Building Division activity in Fiscal Years 2024 and 2026:

- Public Market Parcels A, B and F (Map No. 10); Plan review continues. Parcel B, Lab, Pavilion, Garage. 3-4 round of plan check comments in March respectively.
- EmeryStation Overland (Map No. 9); 1567 63rd Street, plan review continues.

Major Tenant Improvements

The following major tenant improvements had building permits submitted, approved, or issued in the current period:

- None in the current period.

Project Meetings of Significance

The Building Division held the following significant meetings in the current period. These meetings variously involve the Chief Building Official, plan check staff, Alameda County Fire Department staff, and the projects' development teams. Their focus is to aid the applicant to identify potential building code issues, alternate materials and methods requests, project scheduling issues, expected fees, and other major building concerns both before and during construction.

<i>Project/Location</i>	<i>Meeting Topic</i>
4700 San Pablo	Interior and Exterior Renovations
Jars – 5649 Bay Street	Tenant Improvement
EmeryStation West - 5959 Horton Street	Emerystation Research Campus, wall sign
Wareham - 1309 66th Street	Tenant Improvement
Total Wine – 3938 Horton Street	Tenant Improvement
Red Door Escape Room	Tenant Improvement
YMCA – 1275 61 st Street	Boiler replacement
6050 and 6000 Hollis Street	Office conversion to live-work
ADU – 1284 61 st Street	Legalization
T-Mobile at Bakery Lofts – 4600 Adeline Street	Modify exist telecom facility

1483 67 th Street	Seismic core, shell improve
Emeryville Public Market Development – 5950 Shellmound Street	Superstructure and foundation
Nellie Hannon Gateway – 1048 36 th Street	Revisions
Chipotle – 5761 Christie Avenue	Tenant Improvement
Amyris – 5885 Hollis Street	Split system mechanical replacement
EmeryStation East - 5885 Hollis Street	Emerystation Research Campus, monument sign
Heritage Square - 6121 Hollis Street	Emerystation Research Campus - monument sign and wall sign
Corp Yard - 5679 Horton Street	FMW Site demolition and excavation, utilities

Projects Completed/Nearing Completion

Projects receiving Certificate of Occupancy (CO); Temporary Certificate of Occupancy (TCO) or permit sign-off (Final) for the current period:

- 30 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)
- Salon Republic, 5668 Bay Street, (CO)
- Five Guys, 3839 Emery Street, Suite 700, (CO)
- Apple Store, 5640 Bay Street, (CO)
- ADU, 3980 Harlan Street, Building 2-West, (CO)
- ADU, 3986 Harlan Street, Building 2, (CO)
- ADU, 3990 Harlan Street, Building 2, (CO)
- The Emery, 4515 Hubbard Street, Building C (TCO Extension)
- The Emery, 4510 Hubbard Street, Building B2 (TCO Extension)
- The Emery, 4310 Hubbard Street, Building B1 (TCO Extension)

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	28
Telephone contacts	49
Email correspondence	52
In-office meetings	3
Inspections	47
Notices of Violation or Request for Inspections	8
Administrative Citations	0

Additional Code Enforcement administrative activities included:

- Worked with EDH staff on Notice of Violation for a labor standards case
- Worked with Public Works staff to resolve landscaping and stormwater complaints in and around the Public Market area
- Worked with CAO to address enforcement of short-term rentals

Customer Feedback

No feedback questionnaires were received in the current month. However, staff continues to receive positive recognition from the public and developers for answers and direction for their respective projects or concerns, and expressions of appreciation and gratitude for superior service.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

Overview

Economic Development and Housing Division activity in the current month included:

<i>Economic Development</i>		
	Business assistance correspondence	8
	Brokers/owners correspondence	3
	Prospective business inquiries	4
	New business welcome visits	0
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	1
	Minimum Wage/Paid Sick Leave inquiries	5
	Active Minimum Wage/Paid Sick Leave cases	5
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$5,466
	Meter revenue	\$13,446
	Citation revenue	\$13,808
	<i>Total revenue</i>	\$32,720
	<i>Average program expense for period.</i>	\$40,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	35
	Private development art in progress, est. value	\$10.3 M
	Private development art installations: Emery Cove, Biomed (2)	3

<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	1
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	1
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Ownership public inquiries	50
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	14
	Rental property manager trainings	5
	Rental desk audits	0
	Eviction notices received	19
	<i>General/Other</i>	
	Homeless outreach contacts/visits	12
	Contacts added to Housing Notification System	7
	Correspondence with residential developers	0

Active BMR Rental Projects

Name	Map No.	Activity
EmeryStation Overland/Hollis Street Building	9	Negotiation of Affordable Housing Agreement continued
Christie Avenue Sites (aka Perennial)	11	Tribal consultation and associated investigative work required for entitlement continued
Adeline Sites	N/A	No substantive activity
The Emery	16	BMR lease-up continued, staff issued NOV, staff negotiated with Developer plan of action to clear NOV and included plan of action in approved estoppel
Bayview Apartments	1	BMR lease-up continued
Intergenerational Affordable Housing	18	Continued meetings with developer regarding financing options
Nellie Hannon Gateway	21	Construction and review of development loan draws continued

Other Policy and Program Activities**Economic Development**

Staff met with personnel from the Emery Unified School District on April 12th to discuss a potential entrepreneurship program for high school students. City staff offered support and asked to be kept abreast of the program as it is developed.

Staff attended the East Bay Economic Development Alliance's Economic Development Directors Council meeting on April 16th. The meeting featured presentations from the Cities of Brentwood, Concord and Oakley on current economic development activities.

Staff attended the Berkeley Chamber of Commerce "Business After Hours" event at Fogo de Chao on April 18th.

Affordable Housing

In the current period, staff continued development of programs and policies related to the City's Pro-housing Designation, Affordable Housing Bond Administration and Expenditure Plan, and Housing Element. Specifically, staff worked to finalize updates to the First Time Homebuyer Loan program for downpayment assistance, and further developed a residential accessibility improvements program.

Paid Parking

Staff are establishing monthly contractor meetings starting in May when IPS, the City's paid parking contractor, will pilot Text-To-Pay service – after installing stickers on both sides each parking payment kiosk.

Public Art

40th Streetscape Public Art – On April 25th, the PAC reviewed the five semifinalists nominated by the Selection Panel after its review of 45 applicants and ranking of 12 for further consideration on March 28th.

Sharon Wilchar Bus Shelter Art – This program's seventh phase is underway, with artist Gregoire Vion work to be installed May 1, 2024.

Visual Art Grants – The City Council approved \$120,500 in funding to eight artists on April 16, 2024 including:

- Sean Griffin at Rising Sun
- Joey Rose at Bay City Pyrotector
- Rachel Wolfe Goldsmith at Fire station 35 on Powell Street
- Salm Arastu's sculpture and Juan Lopez's mosaic at the Senior Center
- John Patrick Thomas at the ECCL Pool and Gym Lobby
- Chris Granillo at the railroad side of Emerytech
- Packard Jennings with birdhouse sculptures in three locations on the Greenway

Cultural District – The Rotten City Cultural District (RCCD) partners met the ABG Art Group team at the Big Daddy Community and Sculpture Garden to discuss mini-grants awardees and website development. Mini-grant awardees agreed upon were:

- Imari Mubarak (cheflee) and James Whalen and Gavin Grant - musicians performing for the public in an immersive projection mapped installation piece.
- Vickie Jo Sowell – four weekend events “Placemaking in Nature” at Big Daddy's Garden with Judith Blankman, Praba Pilar, Wanda Stewart, and Deborah Angyo Gorman, Christina Berteau, and Rafael J. Gonzales
- Erin Fong with two different workshops: one Color Connection Workshop and the other Letter Press and Paint Event
- Michael Murphy will exhibit a retrospective of his works and collaborate with the Emeryville Historical Society for a display of historic changes in Emeryville, as his work progressed.
- Musicians with Keys to the City with Wareham Development's accommodation, will introduce a series of five experimental music performances at 5858 Horton Street's foyer for a "Lunchtime Low-volume Experimental Series"
- DJ Walt Digz Cuban Salsa Outdoor Dance Social in Park Plaza or any other available outdoor space

Staff coordinated with the Arts and Culture Talk Series at the Berkeley City Club for a staff presentation scheduled for May 1.

ADMINISTRATION/OTHER

Department staff attended the following meetings with external parties for interagency coordination, training/education, and networking in the current month:


<i>Planning</i>	
American Planning Association National Conference	4/12-16
Alameda County Housing Collaborative	4/15
Interdepartmental meeting with ESRI staff on GIS	4/16
MTC Transit-Oriented Communities (TOC) Policy Meeting	4/22
<i>Building</i>	
Harassment and Discrimination Prevention Training - CBO	4/10
CALBO Annual Business Meeting/Training*	4/22-25
<i>Economic Development & Housing</i>	
AC Housing Portal Steering Committee	4/1
EBHO Monthly Housing Policy	4/18
East Bay EDA Economic Development Directors Council	4/18
Berkeley Chamber of Commerce Business After Hours event	4/18
All-City Housing / Homeless Coordination	4/19
MTC TOC Policy Part 2	4/22
SF Inclusionary Housing Program	4/26

Alameda County and City-Level Arts Partnership Network	4/17
ACTAC San Pablo Multimodal Project at Golden Gate Recreation Center	4/15
ACTAC San Pablo Multimodal Project at ECCL	4/17
ACTAC San Pablo Multimodal Project at Emeryville Senior Center	4/19
Alameda County Transportation Advisory Committee (ACTAC)	4/3
ESRI contractor resource presentation	4/16
Monthly Local Labor Agencies Meeting	4/17
City of Berkeley Labor Standards Technical Assistance to Staff	4/11, 4/18,

* In April the Chief Building/Fire Official attended the 62nd California Building Officials Annual Business meeting held in Palm Springs, California. There were two days of professional development classes followed by the general session. Classes included Disabled Access Case and Statutory Law from the CBO Perspective. The class provided knowledge for CBOs to use and assist individuals seeking information about disabled access issues in their community, such as civil rights litigation and local government access regulations. In addition, a lengthy discussion was held regarding SB379, Automated PV Solar Permits for Residential. This Senate Bill requires most California cities and counties to implement an online, automated permitting platform that verifies code compliance, and issues permits in real time or allows the city to issue permits in real time for a residential solar energy system. Further discussions involved the availability of platforms such as SolarAPP+ and Symbium, and the pros and cons of each module. The Building Division has secured a \$40,000 grant from the Energy Commission to cover costs of implementing this program.

The general session included reports from the California State Licensing Board Panel (which includes members of the Building Standards Commission, Division of State Architect, Department of Housing and Community Development and State Fire Marshal). The panel updated the code professionals on what is going on at the State level regarding State codes. The California Energy Commission panel provided an open session to questions related to development and enforcement of the California Energy Code. Various concerned CBOs voiced their opinions and challenges regarding the complexity of enforcement, future plans and the adoption of the 2025 California Energy Code. The Annual Business Meeting concluded with the election of the CALBO's Board Officers and Directors.

Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
MIXED USE PROJECTS			
Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63 rd Street FDP21-001 Map No. 10  Status: Plan Check - 50%	Amendment to the Planned Unit Development/Preliminary Development Plan (PUD/PDP), amendment to the associated Development Agreement (DA), and a new Final Development Plan (FDP) for Parcels A and B. The PUD/PDP amendment moves the requirement for 10 townhouse units from Parcel A to Parcel F, and the DA amendment replaces the requirement for 18 affordable units on Parcel A with a \$20 million monetary contribution and other commitments from the developer. The new FDP includes a 10-level approximately 432,158 square foot Research and Development building, a 5,182 square foot pavilion building with retail space and long-term employee bicycle parking, a six-level parking garage with 707 parking spaces, and approximately \$4m in public art.	Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. No FDP was previously approved for Parcel F. FDP application for new proposal submitted April 9, 2021. Plans modified to address building and fire code issues; Planning Commission study session held October 28, 2021. City Council study sessions held on November 2, 2021, April 19, 2022, and May 17, 2022. Second Planning Commission study session held June 8, 2022. Planning Commission voted to recommend approval of PUD/PDP amendment and DA amendment on August 25, 2022. City Council approved PUD/PDP amendment and DA amendment on first reading on September 20, 2022, and second reading on October 4, 2022. Planning Commission approved FDP on October 27, 2022. Received building permit application for Parcel A parking garage on December 21, 2022; received building permit application for foundation for life science tower on December 12, 2022; received building permit application for foundation for pavilion on December 28, 2022; approved grading permit application for life science tower on March 24, 2023; approved building permit application for temporary parking along Parcels A and B on May 11, 2023. Received building permit application for 10-story tower on August 21, 2023. Received building permit application for pavilion superstructure on October 25, 2023.	Lauren Krause Oxford Properties Group (310) 508-0870 lkrause@oxfordproperties.com



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>5801 Christie Mixed Use Project</div><div>5801-5861 Christie Avenue</div><div>UPDR22-001</div><div>Map No. 12</div></div><div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div><div>New 425,100 square foot office/R&D building, 94-unit residential building, 566 space parking garage, half acre public park and approximately \$3.5m in public art.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>4</td></tr><tr><td>Low</td><td>5</td></tr><tr><td>Moderate</td><td>7</td></tr><tr><td>Total BMR</td><td>16</td></tr><tr><td>Market</td><td>78</td></tr><tr><td>Total Units</td><td>94</td></tr></table></div>	Income Level	Units	Very Low	4	Low	5	Moderate	7	Total BMR	16	Market	78	Total Units	94	<div>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received demolition permit application for existing buildings on August 1, 2022. Preparation of environmental review documents continues.</div>	<div>Lauren Krause</div> <div>5801 Christie Owner (DE) LLC</div> <div>c/O Oxford Properties Group</div> <div>(310) 508-0870</div> <div>lkrause@oxfordproperties.com</div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
Total BMR	16																
Market	78																
Total Units	94																
<div><div><div>The Lab</div><div>4383 Horton Street</div><div>FDP20-001</div><div>Map No. 16a</div></div><div><div>Construction</div></div><div>Status: Construction - 100%</div></div>	<div><div>Final Development Plan for reuse of existing Sherwin Williams “Building 1-31” for approximately 74,000 square feet of office/R&D space, including pedestrian and bicycle “pass through” from 45th and Horton Streets to new City park.</div></div>	<div>FDP application submitted September 1, 2020. Planning Commission study session held October 22, 2020. Planning Commission approved on December 10, 2020. Planning Commission reapproved on February 25, 2021 due to notification defect for December 10, 2020 meeting. Building permit for interior non-structural demolition issued on April 30, 2021. Building permit application for warm shell improvements for life sciences received on June 4, 2021. Building permit for selective demolition and seismic upgrade issued on September 20, 2021. Building permit for adaptive reuse alterations for warm shell issued October 26, 2021. Building permit application for 1st and 2nd floor speculative tenant improvements issued on February 7, 2022. Building permits for 2nd and 3rd floor speculative tenant improvements issued on February 22, 2023. Pre-Temporary Certificate of Occupancy walk through held June 23, 2023. Mural and railing public art by Nathan Phillips confirmed installed July 2023. Final inspection held August 24, 2023.</div>	<div>Bridget Metz</div> <div>Steelwave LLC</div> <div>(925) 364-0898</div> <div>bmetz@steelwavellc.com</div>														



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact																												
<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div>Occupancy</div></div><div>Status: Occupancy - 75%</div></div>	<div><div>Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.</div><table><tr><th>Income Level</th><th>Units (B1/B2/C/D)</th></tr><tr><td>Very Low</td><td>2/7/5/6</td></tr><tr><td>Low</td><td>4/8/5/12</td></tr><tr><td>Moderate</td><td>5/7/11/13</td></tr><tr><td>Total BMR</td><td>11/22/21/31</td></tr><tr><td>Market</td><td>53/108/101/153</td></tr><tr><td>Total Units</td><td>64/130/122/184</td></tr></table><div><table><tr><th colspan="2">All Buildings Combined</th></tr><tr><td>Very Low</td><td>20</td></tr><tr><td>Low</td><td>29</td></tr><tr><td>Moderate</td><td>36</td></tr><tr><td>Total BMR</td><td>85</td></tr><tr><td>Market</td><td>415</td></tr><tr><td>Total Units</td><td>500</td></tr></table></div></div>	Income Level	Units (B1/B2/C/D)	Very Low	2/7/5/6	Low	4/8/5/12	Moderate	5/7/11/13	Total BMR	11/22/21/31	Market	53/108/101/153	Total Units	64/130/122/184	All Buildings Combined		Very Low	20	Low	29	Moderate	36	Total BMR	85	Market	415	Total Units	500	<div>FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018. Building permit applications for Buildings C and D received on September 24, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received permit application for hot spot soil remediation and partial slab demolitions on July 26, 2019; permits issued on August 9, 2019. Pre-construction meeting with Building Official and Lennar held on January 21, 2020. Issued rough grading and soil improvement permits on February 6, 2020. Building permit for Building B2 issued on April 7, 2020; Building permit for Building D issued on April 22, 2020; Building permits for Building B1 issued on May 6, 2020; Building permit for Building C issued on May 21, 2020. Issued Temporary Certificates of Occupancy for Buildings B1 and B2 (190 units) on June 3, 2022, for Building C (120 units) on March 9, 2023, for 2 remaining units in Building C on June 9, 2023, and for all units in Building D (184 units) on June 26, 2023. Public Art by Jim Campbell, Jeppe Hein and Hank William Thomas installed in July 2023.</div>	<div>Desiree Morgan Quarterra (415) 975-4985 Desiree.Morgan@quarterra.com</div>
Income Level	Units (B1/B2/C/D)																														
Very Low	2/7/5/6																														
Low	4/8/5/12																														
Moderate	5/7/11/13																														
Total BMR	11/22/21/31																														
Market	53/108/101/153																														
Total Units	64/130/122/184																														
All Buildings Combined																															
Very Low	20																														
Low	29																														
Moderate	36																														
Total BMR	85																														
Market	415																														
Total Units	500																														



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div>			



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
RESIDENTIAL AND LIVE/WORK PROJECTS			
<div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div></div></div>			



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>2-Unit Replacement</div><div>1270 64th Street</div><div>UPDR20-004</div><div>Map No. 6</div></div><div><div></div><div>Construction</div></div><div>Status: Construction - 75%</div></div>	<div>Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>2</td></tr><tr><td>Removed units</td><td>2</td></tr><tr><td>Net Units</td><td>0</td></tr></table>	Income Level	Units	Market	2	Removed units	2	Net Units	0	Planning Commission study session held May 27, 2021. City Council study session held July 6, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved on December 21, 2021. Issued demolition permits on May 10, 2022. Building permit applications received on June 8, 2022 and issued on October 13, 2022.	Leonardo Escaroz Baran Studio Architecture (510) 520-4860 lescaroz@baranstudio.com
Income Level	Units										
Market	2										
Removed units	2										
Net Units	0										



Ocean Lofts

1258 Ocean Avenue and
1257 Peabody Lane
UP07-01, DR07-02, VAR07-01
Map No. 5



Status: Occupancy - 50%

Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.

Income Level	Units
Market	2
Removed units	1
Net Units	1

On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed on February 15, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Permit to remove street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently "sold" several times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to "place the property rights back into position held as of March 8, 2011." Thus, planning and building permits are still considered valid, and have been reactivated after a temporary suspension. Building permits were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018. Issued Temporary Certificates of Occupancy on August 19, 2022.

Ali Eslami
(510) 774-8387
a.ali.eslami@outlook.com

Status Key:



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact								
<div><div>4-Unit Replacement</div><div>1271 64th Street</div><div>UPDR21-005</div><div>Map No. 7</div><div><div>Plan Check</div></div><div>Status: Plan Check - 100%</div></div>	<div>Construction of four new units and demolition of four existing units. Demolition requires City Council approval. Previously approved as addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom. During construction, it was discovered that the existing building had been entirely demolished.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>4</td></tr><tr><td>Removed units</td><td>4</td></tr><tr><td>Net Units</td><td>0</td></tr></table>	Income Level	Units	Market	4	Removed units	4	Net Units	0	<div>Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017. Building permit approved on July 3, 2019 and ready to issue pending payment of permit fees. Fees paid and building permit issued on December 15, 2020. Stop work order issued on May 18, 2021 when it was discovered that existing building had been demolished, which required City Council approval. Application for new building and demolition of existing residential units submitted on June 23, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved with conditions on December 21, 2021. Received demolition and 4-unit replacement building permit applications on March 3, 2022. Approved demolition permit applications on April 19, 2022. Approved building permit application on March 30, 2023. Applicant has requested reduction or waiver of condition requiring payment of penalty fees for work without permits; request scheduled for consideration of recommendation by Planning Commission on August 24, 2023, and for decision by City Council on October 3, 2023. Applicant withdrew request for fee reduction November 7, 2023.</div>	<div>Aquis Bryant, Owner</div> <div>(707) 205-7605</div> <div>richkidentinc@gmail.com</div>
Income Level	Units										
Market	4										
Removed units	4										
Net Units	0										



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact												
<div><div>Christie Sites</div><div>5890, 5900 and 6150 Christie Avenue Map No. 11</div><div><div></div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div>364 affordable units and 3 market rate managers’ units in three eight-story buildings with an 8,350 square foot expansion of Christie Park, including a basketball court.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>268</td></tr><tr><td>Low</td><td>96</td></tr><tr><td>Total BMR</td><td>364</td></tr><tr><td>Market</td><td>3</td></tr><tr><td>Total Units</td><td>367</td></tr></table>	Income Level	Units	Very Low	268	Low	96	Total BMR	364	Market	3	Total Units	367	<div>City Council study session on development program held on January 18, 2022. City Council authorized release of RFP and declared properties exempt surplus on June 21, 2022. Request for proposals issued June 22, 2022. Six proposals received on August 5, 2022. City Council selected EAH Housing as first choice developer on November 15, 2022 and authorized City Manager to execute Exclusive Right to Negotiate Agreement with EAH. EAH presented park expansion options to Parks and Recreation Committee on March 15, 2023. Community meeting held at Christie Park on March 25, 2023. Presentation to Housing Committee April 5, 2023; to Pedestrian Bicycle Advisory Committee May 1, 2023; Public Art Committee May 11, 2023. Community meeting held at Public Market May 30, 2023. Planning Commission study session held July 27, 2023. Review by Housing Committee August 2, 2023; Community meeting at Christie Park held September 16, 2023; review by Bicycle Pedestrian Advisory Committee October 2, 2023; by Parks and Recreation Committee October 18, 2023. Planning Commission 2nd study session held December 14, 2023. City Council approved 1st reading of ordinance approving Lease Disposition and Development Agreement January 16, 2024, 2nd reading approved February 6, 2024. Tribal consultation initiated December 2023</div>	<div>Valerie Bernardo, Housing Coordinator (510) 596-4354 vbernardo@emeryville.org</div>
Income Level	Units														
Very Low	268														
Low	96														
Total BMR	364														
Market	3														
Total Units	367														



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact						
<div><div><div>Group Residential</div><div>5876 Doyle Street</div><div>UPDR20-003</div><div>Map No. 13</div></div><div><div>Processing</div></div></div> <div>Status: Processing - 50%</div>	<div>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</div>	<div>Application is incomplete; Planning Commission study session deferred until required information is submitted.</div>	<div>Jean Williams</div> <div>Owner's Representative</div> <div>(913) 593-8703</div> <div>jwilliams@abconstruction.net</div>						
<div><div><div>Duplex Conversion</div><div>1291 55th Street</div><div>UPDR21-007</div><div>Map No. 17</div></div><div><div>Plan Check</div></div></div> <div>Status: Plan Check - 100%</div>	<div>Conversion of existing single-family home into two units with additional floor area.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>1</td></tr></table>	Income Level	Units	Market	1	Total Units	1	<div>Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021.</div> <div>Planning Commission approved on January 27, 2022.</div> <div>Received building permit application on June 30, 2022; approved building permit on August 31, 2023.</div>	<div>Elias Horat</div> <div>Creates Cool LLC</div> <div>(415) 299-2722</div> <div>elias@createscool.com</div>
Income Level	Units								
Market	1								
Total Units	1								



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>Intergenerational Affordable Housing</div><div>4300 San Pablo Avenue</div><div>ZC22-001</div><div>Map No. 18</div></div><div><div><div>Approval</div></div></div><div>Status: Approval - 100%</div></div>	<div><div>New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Extremely Low</td><td>23</td></tr><tr><td>Very Low</td><td>22</td></tr><tr><td>Low</td><td>22</td></tr><tr><td>Total BMR</td><td>67</td></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>68</td></tr></table></div>	Income Level	Units	Extremely Low	23	Very Low	22	Low	22	Total BMR	67	Market	1	Total Units	68	<div>The City Council authorized release of an RFP for senior or intergenerational affordable housing on September 17, 2019. On July 21, 2020 the City Council selected EAH Housing as the first choice developer and authorized execution of an ERN. ERN executed October 29, 2020. Senate Bill 591, which allows for fully integrated intergenerational housing developments, signed into law on September 28, 2021. Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022. EAH held a community meeting on April 12, 2022. The Commission on Aging reviewed proposed programming and service providers on May 11, 2022. EAH submitted SB330 application on May 31, 2022. Second Planning Commission study session and action on General Plan Conformity finding held July 28, 2022. LDDA (1st reading) and determination of “exempt surplus” approved by the City Council on July 19, 2022, second reading approved on September 6, 2022. LDDA executed October 26, 2022. SB35 application submitted November 1, 2022. Community Development Director approved on December 5, 2022.</div>	<div>Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org Valerie Bernardo City of Emeryville (510) 596-4354 vbernardo@emeryville.org</div>
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
Total BMR	67																
Market	1																
Total Units	68																





Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact												
<div><div><div>3637 Adeline Supportive Housing</div><div>3637 Adeline Street</div><div>ZC21-005</div><div>Map No. 20</div></div><div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div>Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>44</td></tr><tr><td>Low</td><td>45</td></tr><tr><td>Total BMR</td><td>89</td></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>90</td></tr></table>	Income Level	Units	Very Low	44	Low	45	Total BMR	89	Market	1	Total Units	90	<div>Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.</div>	<div>Ali Kashani</div> <div>RB Adeline LLC</div> <div>(510) 385-1340</div> <div>akashani@citycentric.net</div>
Income Level	Units														
Very Low	44														
Low	45														
Total BMR	89														
Market	1														
Total Units	90														




Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024



Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
Adeline Sites 3602 Adeline Street and 1122 36 th Street TBD Map No. N/A  Status: Pre-Application - 25%	<u>TBD</u>	Properties acquired by the former Emeryville Redevelopment Agency using low and moderate-income housing funds. City Council study session held April 5, 2022 regarding potential development and disposition. On July 19, 2022 City Council authorized release of an RFP for development as an affordable housing project and declaring the property “exempt surplus”. State HCD approved exempt surplus designation August 18, 2022. RFP released July 20, 2022, City received one response to RFP by August 5, 2022 deadline. City rejected proposal due to inconsistency with RFP goals. A new RFP for a ownership project <u>reviewed</u> by the Housing Committee on August 2, 2023. City Council authorized release of RFP for ownership project on January 16, 2024. <u>City received no responses to RFP.</u>	<u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> vbernardo@emeryville.org
OTHER			
Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 Map No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022. Second Planning Commission study session held December 8, 2022. Third Planning Commission study session held July 27, 2023. Planning Commission approved August 24, 2023.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com

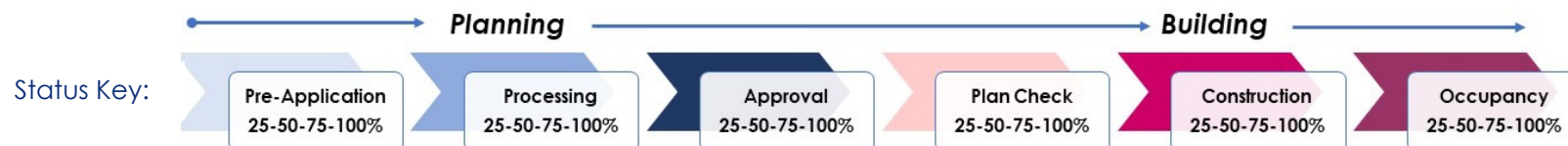


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024


Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
EmeryStation Overland 1567 63 rd Street UPDR21-001 Map No. 9  Status: Plan Check - 25%	New 300,000 square foot lab building and 496 space parking garage.	Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com



<p>Emeryville Center of Innovation Vicinity of 53rd and Hollis Streets FDP19-002 Map No. 14</p>   <p>Status 14b1: Approval - 100% Status 14b2: Construction - 100% Status 14b8a: Approval - 100% Status 14b8b: Approval - 100% Status 14b14: Construction - 100%</p>	<p>Build-out of former Novartis portion of Chiron Life Sciences Center Planned Unit Development, consisting of four new lab buildings totaling approximately 911,800 square feet and a parking structure with approximately 1,991 spaces.</p>	<p>Novartis portion of Chiron PUD acquired by BioMed Realty in March 2019. Planning Commission study sessions held December 12, 2019; April 23, 2020; and August 27, 2020. Planning Commission approved February 25, 2021. Two building permit applications submitted on October 21, 2021 to demolish the existing surface parking lot and for rough grading for future Buildings 2 and 14. Received three building permit applications on November 23, 2021 to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B. Received foundation-only building permit application on November 24, 2021 for Building 14. Received foundation-only building permit application for Building 2 on December 6, 2021. Issued rough grading and demolition permit for existing parking lot at future Building 14 on February 16, 2022. Approved building permit application for rough grading and demolition permit for existing parking lot at future Building 2 on February 17, 2022. Approved foundation-only building permit application for Building 14 on March 1, 2022. Received superstructure building permit application for Building 14 on March 1, 2022. Approved foundation-only building permit application for Building 2 on March 2, 2022. Issued permit to demolish existing surface parking lot and for rough grading for future Building 2 on March 10, 2022. Received superstructure building permit application for Building 2 on March 18, 2022. Approved three permit applications to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B on March 8, 2022. Issued foundation-only building permit on April 11, 2022 for Building 14. Issued foundation-only building permit on April 19, 2022 for Building 2. Issued three permits on April 11, 2022 to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B. Issued building permits for superstructure of Building 2 on September 15, 2022 and for superstructure of Building 14 on September 26, 2022. Foundation permit for Building 2 passed final inspection on April 27, 2023. Approved building permit application for cafe tenant improvements for Building 2 on May 15, 2023; permit issued on June 6, 2023. <u>In April 2024, four sculptures were installed in the Chiron Plaza and one in Horton plaza.</u></p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com</p>
--	---	---	---

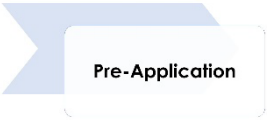


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<p>Bay Street Grocery Store 5615 Bay Street FDP21-002 Map No. 15</p>  <p>Status: Construction - 75%</p>	<p>Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B.</p>	<p>Pre-application submitted on July 7, 2021. Planning Commission study session held September 23, 2021. City Council study session held October 19, 2021. Planning Commission study session on revised design held January 27, 2022. Planning Commission approved on February 24, 2022, with condition that northern ramp to rooftop parking be removed and Bay Street not be open to motor vehicle traffic between Ohlone Way and surface parking lot south of grocery store. Received demolition permit application for the existing retail Building B and building permit application to relocate the existing AT&T utility hut on March 25, 2022. Issued demolition permit for existing retail Building B on May 10, 2022. Issued grading and ground improvements permit for the future grocery store on June 16, 2022. Building permit application for site improvements and to construct shell structure for future grocery store received on April 26, 2022 and issued on September 28, 2022. Building permit application for grocery store tenant improvements received on August 1, 2022, and approved on January 13, 2023 pending approval by Alameda County Health Department. Building permit application for Plaza improvements received on August 23, 2022 and issued on May 16, 2023.</p>	<p>Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com</p>



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2024

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 Map No. 19  Status: Pre-Application - 25%	Conversion of former industrial building into City art center.	City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission unanimously denied “value engineering” revisions on June 24, 2021. On appeal, City Council unanimously upheld Planning Commission’s decision to deny modifications on October 5, 2021. Lease Disposition and Development Agreement with Orton Development Inc. terminated on October 11, 2022. City Council study session held July 18, 2023. City Manager appointed members to Art Center Advisory Group on December 18, 2023. Initial meeting of Advisory Group held January 25, 2024. City Council authorized contract for project advancement activities (building evaluation and visioning) on February 20, 2024.	Chadrick Smalley Community Development Director (510) 596-4355 norton@ortondevelopment.com



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	TO TAL
PERMITS ISSUED													
Building Permits	19	25	20	12	13	10	13	20	17	7			156
Plumb., Elec., Mech.	27	45	35	26	23	9	26	17	28	16			252
Fire	7	8	7	19	9	1	5	4	10	1			71
MON. TOTALS	53	78	62	57	45	20	44	41	55	24	0	0	
										FISCAL YEARLY TOTAL			479
VALUATION													
Residential	\$195,982	#####	\$818,283	\$606,302	\$199,270	\$63,900	\$168,500	\$430,415	\$249,450	\$39,295			\$7,008,993
Sub Permits	\$323,223	\$318,882	\$806,976	\$394,080	\$380,899	\$38,388	\$290,195	\$258,553	\$551,825	\$88,472			\$3,451,493
Commercial	#####	#####	\$3,133,340	\$1,027,321	\$647,392	\$237,344	\$3,601,415	\$3,223,595	\$2,596,900	\$1,847,770			\$25,386,898
MON. TOTALS	#####	#####	\$4,758,599	\$2,027,703	\$1,227,561	\$339,632	\$4,060,110	\$3,912,563	\$3,398,175	\$1,975,537	\$0	\$0	
										FISCAL YEARLY TOTAL			\$35,847,384
FEES COLLECTED													
General Plan	#####	#####	\$15,818.20	\$9,070.01	\$6,052.29	\$2,076.14	\$21,183.26	\$21,239.05	\$19,818.41	\$26,142.49			\$183,625.26
Building Standards Admin	\$219.00	\$436.00	\$151.00	\$88.00	\$63.00	\$24.00	\$182.00	\$186.00	\$173.00	\$227.00			\$1,749.00
Technology Fee	\$5,122.14	\$7,245.84	\$3,136.64	\$1,814.00	\$1,210.46	\$415.23	\$4,236.66	\$4,247.81	\$3,963.70	\$5,228.51			\$36,620.99
Building Permit	#####	#####	\$24,049.17	\$13,378.09	\$8,004.56	\$3,182.70	\$29,800.57	\$32,168.50	\$30,063.67	\$20,783.56			\$257,010.37
Plan Review	#####	#####	#####	\$22,446.91	\$36,995.05	\$19,154.80	\$31,150.41	\$25,589.09	\$22,756.25	\$8,704.08			\$692,312.05
Energy Review	\$3,125.94	\$3,226.96	\$86,944.61	\$3,314.47	\$5,297.68	\$2,199.73	\$1,533.44	\$2,215.31	\$2,917.68	\$438.78			\$111,214.60
Electrical Permit	\$6,383.10	#####	\$4,864.24	\$4,979.30	\$2,012.68	\$920.00	\$7,577.86	\$8,016.18	\$8,946.76	\$3,341.35			\$58,357.34
Plumbing Permit	\$5,399.42	\$7,988.10	\$3,789.02	\$1,755.05	\$1,405.90	\$184.00	\$5,634.32	\$6,465.29	\$2,894.41	\$2,319.22			\$37,834.73
Mechanical Permit	\$4,451.85	\$8,187.86	\$3,619.40	\$2,672.30	\$1,764.90	\$203.88	\$5,519.51	\$4,552.33	\$7,800.05	\$1,572.97			\$40,345.05
S.M.I.P.	\$1,364.66	\$2,593.77	\$696.79	\$343.55	\$234.54	\$84.50	\$1,039.01	\$999.57	\$1,024.33	\$717.11			\$9,097.83
Microfiche	\$289.78	\$495.59	\$222.18	\$138.53	\$67.56	\$24.26	\$306.32	\$291.97	\$296.75	\$430.75			\$2,563.69
Fire Dept. Fees	\$9,772.32	#####	\$19,408.50	\$6,855.00	\$9,050.65	\$2,610.00	\$13,419.67	\$21,586.04	\$8,402.76	\$8,352.53			\$133,828.25
Sewer Connection	\$6,282.00	#####	\$30,216.50	\$5,600.00	\$3,149.00	\$0.00	\$1,396.00	\$1,475.00	\$698.00	\$698.00			\$74,909.00
Transportation Facility*	\$6,131.25	\$0.00	\$0.00	\$0.00	\$0.00	\$329,220.00	\$0.00	\$0.00	\$0.00	\$0.00			\$335,351.25
School	\$0.00	#####	\$11,705.52	\$8,094.72	\$2,484.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$46,924.08
Art Public Places	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,120.10	\$22,610.05	\$8,946.96			\$81,059.41
Parks & Recreation*	\$5,473.98	\$0.00	\$0.00	\$0.00	\$0.00	\$787,896.00	\$0.00	\$0.00	\$0.00	\$0.00			\$793,369.98
Affordable Housing*	\$5,061.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$5,061.96
Other : (WMP, AMMR)	\$2,990.00	\$4,910.00	\$3,989.00	\$4,065.00	\$5,663.00	\$2,263.00	\$3,313.00	\$4,490.00	\$1,684.00	\$29,877.21			\$63,244.21
MON. TOTALS	#####	#####	#####	\$84,614.93	\$83,455.99	#####	\$126,292.03	\$165,642.24	\$134,049.82	\$117,780.52	\$0.00	\$0.00	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014										FISCAL YEARLY TOTAL			\$2,964,479.05