



**COMMUNITY DEVELOPMENT  
DEPARTMENT**

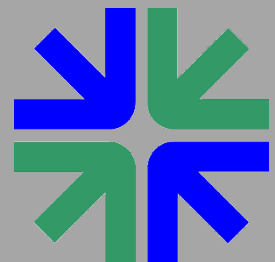
# **MONTHLY REPORT**

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**AUGUST 2024**

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**City of Emeryville**



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## HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of August 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](mailto:csmalley@emeryville.org).

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

- On August 2<sup>nd</sup>, the Rotten City Cultural District (RCCD) held a grand opening for its “HQ” gallery space at 5610 Bay Street. CenterCal, the owner and operator of Bay Street, generously supported the RCCD by providing this space, as well as by hosting the RCCD Block Party on August 24<sup>th</sup> and 25<sup>th</sup>. The arts are a core part of the City’s identity and culture, and integrating the arts into the City’s most recognizable and visited shopping area helps extend and enhance the City’s brand.
- On August 13<sup>th</sup>, the long-awaited tenant for the Bay Street grocery store was announced to be Tokyo Central. Tokyo Central will offer a variety of high quality imported Japanese goods such as groceries, made-to-order and ready-to-go food trays, health products and other specialty items. The proposed store will also include an upscale Japanese restaurant. Plan check for the store’s tenant improvements began in August.
- On August 22<sup>nd</sup>, the Planning Commission approved amendments to the Planning Regulations relating to Accessory Dwelling Units (“ADUs”) – this was notable as it was the second time the Commission considered the topic. Because amendment of the planning regulations require City Council approval, the item was to be presented to the City Council on July 16<sup>th</sup>, however, the City received public comments in advance of the meeting that suggested some improvements that would facilitate the construction of ADUs. Rather than press forward with a City Council action, staff took the time to evaluate the comments, determined that making changes would be in the best interest of the public, requested the City Council continue the item, and brought changes back to the Planning Commission, which were approved. This process was an example of good government, which seeks to get things “right” rather than taking a labor-saving course of action.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### *City Council*

The City Council is on recess in August. The next regular City Council meeting is scheduled for September 3, 2024.

***Planning Commission***

August 22, 2024 (video):

- Elected Commissioners Jordan Wax as Chair and Rod Henmi as Vice Chair
- Approved a Major Conditional Use Permit for the temporary use of 4300 San Pablo Avenue as a transitional housing facility (STAIR Center) to be operated by Bay Area Community Services ([staff report](#))
- Recommended the City Council approve amendments to the Planning Regulations relating to Accessory Dwelling Units ([staff report](#))
- Held a study session on a Master Sign Program for the Powell Street Plaza shopping center ([staff report](#))

For questions and further information regarding the Planning Commission, please contact Planning Manager Miroo Desai at [mdesai@emeryville.org](mailto:mdesai@emeryville.org).

***Public Art Committee (PAC)***

August 8, 2024

- Elected Taryn Walker as Chair and Ronald Davis as Vice Chair
- Recommended the Draft 2024 Public Art Pocket Map be reviewed by a subcommittee of the PAC made up of Taryn Walker, Ronald Davis and Michael Haggerty

For questions and further information regarding the PAC, please contact committee secretary Amber Evans at [aevans@emeryville.org](mailto:aevans@emeryville.org)

***Housing Committee***

The August 7<sup>th</sup> meeting of the Housing Committee was cancelled due to a lack of a quorum.

For questions and further information regarding the Housing Committee, please contact committee secretary Valerie Bernardo at [vbernardo@emeryville.org](mailto:vbernardo@emeryville.org)

***Economic Development Advisory Committee***

The Economic Development Advisory Committee's next meeting is scheduled for September 18, 2024.

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

***Development Coordinating Committee***

The August DCC meeting was cancelled.

***Community Development Items with Committees Staffed by Other Departments***

None this period.



## 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.

<b>Type/Location</b>	<b>Description</b>	<b>Action</b>
<b><i>Conditional Use Permit</i></b>		
Major – 1295 67th	Tesla collision center	Resubmitted 8/26
Major – 4300 San Pablo	STAIR Navigation Center	Approved by PC 8/22
Minor – 4514 Hollis	Enliven furniture store	Submitted 8/14
<b><i>Design Review</i></b>		
Minor – 1264 Ocean	Two unit development	Incomplete 8/29
Minor – 5519 Beaudry	Single unit development	Resubmitted 8/22
<b><i>Master Sign Program</i></b>		
Powell Street Plaza	Tenant signage	PC study session 8/22
<b><i>Signs</i></b>		
Minor – 5959 Shellmound	“Sweetgreen” signage	Incomplete 8/27
Minor – 1900 Powell	“Spaces” sign	Resubmitted 8/12
<b><i>Subdivision</i></b>		
4700 San Pablo	Lot merger	Approved 8/19
1270 64 <sup>th</sup>	Condo subdivision	Incomplete 8/16
<b><i>Sidewalk Café Permit</i></b>		
5959 Shellmound	Sweetgreen sidewalk café	Submitted 8/15
<b><i>Zoning Compliance</i></b>		
5780 Hollis	Parc on Powell ADUs (5)	Resubmitted 8/29
5534 Beaudry	Detached ADU	Approved 8/26
5519 Beaudry	Detached and attached ADUs	Resubmitted 8/22
<b><i>Business License</i></b>	Various	Approx. 8 approvals

## 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		36
Total valuation		\$ 1m
Fees collected		\$ 1.2m
Plan review extensions		6
Permit expiration renewals		2
Inspections		193
	Major projects	66 ( 34% of total)
	Other projects	127 ( 66% of total)
Fast Track Plan Check		
	Same day	9
	Two-week	6
	Expedited requests*	3

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

### 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) received final inspection in May 2024. In August the final phase of adaptive reuse for the warm shell received a final. The Developer filed for a fourth Temporary Certificate of Occupancy extension for the four residential buildings (B; B1; C and D) in April 2024, through October 2024.
- 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, the plaza improvements, grocery store building shell, and Private Sewer Lateral obligations are to be completed before final inspection sign off can be issued. In May 2024 the Building Division held a presubmittal meeting with the design team for the future tenant Tokyo Central Marketplace, In August, plan review continues with building permit issuance pending.
- Nellie Hannon Gateway (Map No. 21): As of August 2024, Physical construction of the building structure is completed, and exterior weatherproofing of the structure is 75% completed. The roof assembly has been completed and solar infrastructure is in place. Waterproofing and construction defect testing phase is now underway.
- Emeryville Center of Innovation (Map No. 14):
  - Building 2: The building is 100 % complete, final inspection sign-off was granted in late July.
  - Building 14: The garage building is 100 % complete, a certificate of occupancy was granted in August.

**Major Projects Anticipated**

The following major developments are anticipated to generate Building Division activity in Fiscal Years 2025 and 2026:

- Public Market Parcels A, B and F (Map No. 10); Plan review continues for Parcel B lab tower, open space, pavilion, and Parcel A garage.
- EmeryStation Overland (Map No. 9); 1567 63<sup>rd</sup> Street, plan review continues.

**Major Tenant Improvements**

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

- Upside Foods “Project Tetris” site preparation; loading dock demolition – 6201 Shellmound Street, permits approved, inspections continue.
- IKEA Showroom Remodel Phase 1, remodel 2<sup>nd</sup> floor, 4400 Shellmound Street, plan review.

**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>
Total Wine - 3938 Horton Street, Suite 100	Interior Tenant Improvement
IKEA - 4400 Shellmound Street	Showroom remodel Phase 1
5515 Doyle Street	New electrical switchgear
Kelly's Deli - 3838 Hollis Street	Storage shed addition
5534 Beaudry Street Units C & D	New detached structure with two ADUs
Emery Villa - 4320 San Pablo Avenue	New multifamily PV solar system
Heritage Square - 6121 Hollis Street	Emerystation Research Campus; monument sign
5959 Horton Street, Suite 450	Spec Lab T.I.
1030 to 1032 1/2 45th Street	Condo conversion; Four single family residences

Tokyo Central Marketplace - 5603 Bay Street	T.I. grocery store
4DMT - 1309 66th Street	T.I. warehouse

**Projects Completed/Nearing Completion**

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

- 12 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)
- 6000 & 6040 Hollis St., convert 2 units to live/work, (CO)

**Code Enforcement**

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	43
Telephone contacts	45
Email correspondence	45
In-office meetings	7
Inspections	47
Notices of Violation or Request for Inspections	12
Administrative Citations	N/A

Additional Code Enforcement administrative activities included:

- Distributed Tobacco Retailer Licenses to Emeryville's retailers.
- Continued working with Alameda County Health to identify non-permitted tobacco products.

**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	1
	Brokers/owners correspondence	0
	Prospective business inquiries	3
	New business outreach/welcome visits	2



<b>Labor Standards</b>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	2
	Minimum Wage/Paid Sick Leave inquiries	4
	Active Minimum Wage/Paid Sick Leave cases	6
<b>Paid Parking Program</b>		
	ParkMobile revenue	\$5,149
	Meter revenue	\$13,090
	Citation revenue	\$13,693
	<i>Total revenue</i>	\$31,932.40
	<i>Average Program expense for period.</i>	\$36,100
<b>Public Art</b>		
	Private development projects w/art, monitoring	32
	Private development art in progress, est. value	\$9 M
	Art installations (Private development, Cultural District & Visual Art Grants) :	6
<b>Affordable Housing</b>	<b>Homeownership Programs</b>	
	Active ownership BMR transactions	0
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	0
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<b>Rental Programs</b>	
	Initial tenant approvals	2
	Rental property manager trainings	0
	Rental desk audits	0
	Eviction notices received	16
	<b>General/Other</b>	
	Homeless outreach contacts/visits	12
	Correspondence with residential developers	0

**Active BMR Rental Projects**

Name	Map No.	Activity
EmeryStation Overland/Hollis Street Building	9	No substantive activity, Affordable Housing Agreement under negotiation
Christie Avenue Sites (aka Perennial)	11	Planning Application received July 15, 2024, under review.
The Emery	16	BMR lease-up continued, approx. 99% BMRs leased
Intergenerational Affordable Housing	18	Continued meetings with developer regarding financing options
Nellie Hannon Gateway	21	Construction continued

**Other Policy and Program Activities**Economic Development

The Emeryville Amtrak Station is the subject of several real estate agreements executed in the early 90's, which call for the transfer of the station from Wareham to the Redevelopment Agency to Amtrak. Due to the dissolution of the Redevelopment Agency and other issues, the transaction has been complex and difficult to close. Agreements have been under negotiation since late 2018. A significant milestone in these negotiations was reached in late July, allowing for the establishment of a target date of September 17<sup>th</sup> for the City Council's review of property conveyance agreements. Productive negotiations continued through August.

The Art Center Advisory Group met on August 27<sup>th</sup>. The group reviewed the work of LMS Architects to-date, which entails the evaluation of re-use of the existing building at 4060 Hollis vs. new construction for the art center. Additionally, the group was updated on outreach conducted by the City's consultant and expected next steps.

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.

The Emeryville Accessible Living Initiative for residential accessibility improvements accepted applications through August. Information on the program can be found on the [City's website](#).

Staff continued to work with Hello Housing to finalize the launch of the First Home Emeryville down payment assistance program, anticipated in September. Information on the program can be found on the [City's website](#).

Staff continued discussions with the owners of two BMR Rental Projects about the potential refinancing of their projects.

### Public Art

*40<sup>th</sup> Streetscape Public Art* – A technical review of proposals from five finalists was conducted by a four-person team in August prior to the finalists' final submittals, which were provided for display at City Hall beginning August 22<sup>nd</sup>. Proposals were also displayed at the Rotten City Cultural District Block Party on August 24<sup>th</sup> and staff solicited public feedback at that event, as well as at City Hall throughout August. An online survey was opened to the public on August 26<sup>th</sup>.

*Public Art Pocket Map* – A second subcommittee of the PAC met in August to finalize the new 2024 Public Art Map, expected to be reviewed by the PAC in September and published in early October in time for distribution at the Emeryville Celebration of the Arts and the Harvest Festival as well as venues throughout the City including City facilities, hotels, and cafes.

*Sharon Wilchar Bus Shelter Art* – This program's seventh phase is underway, with artist Grégoire Vion on display through August. Jess Cook's works' layout and printing occurred in July; her work will be installed in September.

*Visual Art Grants* – In August, Joey Rose's Green Heron Mural at Bay City Pyrotector and John Patrick Thomas' health-focused mural at the ECCL pool and gym lobby were installed. All but one of the remaining grant recipients are under contract. Sean Griffin's "Breaking Ground" is expected in September and Rachel Wolf-Goldstein's "Red Rising" and Chris Granillo's mural on the railroad facing side of EmeryTech are expected in October. Juan Lopez and Packard Jennings works remain outstanding.

*Other Public Art Installations* - Ned Kahn's *Edge of the Veil* was installed on Fire Station 35 and is viewable to southbound traffic on Hollis and pedestrians in either direction at the Hollis Street entry to the station. Hybycozo's *Temescal Waterdrop* was unboxed in the Bay Street Plaza in August with a formal opening scheduled in September.

*Rotten City Cultural District* –On August 2<sup>nd</sup>, a Rotten City Cultural District (RCCD) -curated group show highlighting a variety of artists' media in Emeryville opened in the new RCCD gallery space at 5606 Bay Street. A Block Party featuring artist selling their works, performing, installing murals and painting new RCCD signage under commission was the first of the RCCD's marquee events held on August 24<sup>th</sup> and 25<sup>th</sup> with a Salsa Party closing out the Sunday activities. John Patrick Thomas silk screened RCCD logos on giveaway bags in the gallery space. The murals commissioned during the RCCD Block Party are expected to be completed in September, with highly visible works by Emeryville artists Will Brown and Mila Moldenhawer.

RCCD mini-grant awardees include:

- DJ Walt Digz – Cuban Salsa Outdoor Dance Social in park, plaza, or any other available outdoor space –August and one other event

- 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 – August- October
- Michael Murphy – an exhibition of a retrospective of his works in collaboration with the Emeryville Historical Society for a display of historic changes in Emeryville as his work progressed. September 2024
- Imari Mubarak (cheflee) and James Whalen and Gavin Grant - musicians performing for the public in an immersive projection mapped installation piece. – October
- Musicians with Keys to the City with Wareham Development – a series of five experimental music performances at 5858 Horton Street's foyer as a "Lunchtime Low-volume Experimental Series" – November
- Erin Fong – two different workshops: Color Connection Workshop and Letter Press and Paint Event - December

The RCCD partners gathered August 21 in the RCCD's exhibition space at Bay Street. Plans for a 3<sup>rd</sup> show in the space, following Michael Murphy's show in September, are to honor Emeryville Purchase Award recipients and market the Emeryville Celebration of the Arts Exhibition.

## 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>	
AC Transit Realign (remote)	8/21
Alameda County Active Transportation Working Group	8/22
<i>Building</i>	
BAYCEN Meeting (Bay Area Code Enforcement Network)	8/13
East Bay ICC Meeting	8/13
<i>Economic Development &amp; Housing</i>	
Planning Area Workshop for CTP with ACTC– North County	8/5
Route1 Check-in for Automatic License Plate Readers	8/8
Evaluation Panel for Mini RFP for SF Estuary Partnership Tribal Visioning for Emeryville Crescent	8/13
Social Seam Interview for Mini RFP for SF Estuary Partnership Tribal Visioning for Emeryville Crescent	8/21
RCCD Partners Meeting at Bay Street	8/21
Local labor agency meeting	8/21
California Cultural Art Council Office Hours for Cultural District Mapping and Evaluation	8/23
RCCD Block Party	8/24- 25
Art Center Advisory Group	8/27
40thStreetspace Public Art Interview Panel	8/27

**Permit Tracking Software Upgrade**


The City is seeking a software upgrade that will provide a robust but easy-to-use online permitting process for residents and contractors, improve efficiency of permit processing (plan reviews, inspections, etc.) and improve ability to provide periodic reporting. With the assistance of Information Technology staff, Building, Planning and Public Works staff held demonstrations from three software providers on August 6<sup>th</sup>, 8<sup>th</sup> and 20<sup>th</sup>, and met on August 22<sup>nd</sup> to debrief and determine next steps.

**Instant Solar Permitting**

California SB 379 requires most California cities and counties to implement online residential solar permitting with a population of 50,000 or less must comply with this by September 30, 2024. The Building Division has been working with support from Information Technology staff to implement instant online permitting through Symbium by the September 30<sup>th</sup> deadline. The new platform will verify code compliance and initiate permits in real time for a residential solar energy system that is no larger than 38.4 kilowatts.



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

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<b>MIXED USE PROJECTS</b>			
<b>Public Market Parcels A, B, and F</b> Shellmound Street between Shellmound Way and 63 <sup>rd</sup> Street FDP21-001 Map No. 10  <b>Status: Plan Check - 75%</b>	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, approx. 14,000 square feet of retail space, and 222 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. 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 parking structure on December 21, 2022. Received building permit application for 10-story tower on August 21, 2023. Received building permit application for pavilion superstructure on October 25, 2023. Approved building permit for pavilion and park on May 6, 2024.	Lauren Krause Oxford Properties Group (310) 508-0870 <a href="mailto:lkrause@oxfordproperties.com">lkrause@oxfordproperties.com</a>



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**Status of Major Development Projects**  
Updated information is indicated by underlined text.  
August 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&amp;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><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>	<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><a href="mailto:lkrause@oxfordproperties.com">lkrause@oxfordproperties.com</a></div></div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
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Market	78																
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**August 2024**

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>Nellie Hannon Gateway</div><div>3600 San Pablo Avenue</div><div>ZC20-002</div><div>Map No. 21</div></div><div><div></div><div>Construction</div></div></div> <div>Status: Construction - 75%</div>	<div>Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens’ Assistance Program (ECAP). 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>29</td></tr><tr><td>Very Low</td><td>30</td></tr><tr><td>Low</td><td>30</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	Extremely Low	29	Very Low	30	Low	30	Total BMR	89	Market	1	Total Units	90	<div>On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). City Council authorized acquisition loan of \$2m on November 5, 2019. RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020. City Council authorized commitment of \$14m additional development loan on January 19, 2021. City Council adopted support resolution for AHSC funding on April 6, 2021. Staff assisted with application for IIG funding in June 2021. Building permit application submitted on November 30, 2021. AHSC funding awarded in January 2022. Demolition permit applications for three existing commercial buildings received on February 18, 2022. Applications for tax credits and housing accelerator funding submitted in March 2022, for MHP in June 2022. Accelerator funding awarded in September 2022. Demolition permits approved on September 19, 2022. On April 18, 2023, the City Council approved the Amended and Restated Loan Agreement and on April 21, 2023, RCD closed on all of the construction financing. Issued demolition permits for three existing commercial buildings on May 8, 2023 and issued building permits for ECAP tenant improvement and for new residential structure on May 9, 2023. Groundbreaking ceremony held June 29, 2023. Final inspection approved for demolition permit on July 18, 2023.</div>	<div>Jake Rosen</div> <div>Resources for Community Development dba Evoy, L.P.</div> <div>(510) 841-4410 x329</div> <div><a href="mailto:jrosen@rcdhousing.org">jrosen@rcdhousing.org</a></div>
Income Level	Units																
Extremely Low	29																
Very Low	30																
Low	30																
Total BMR	89																
Market	1																
Total Units	90																



**Community Development Department**  
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Updated information is indicated by underlined text.  
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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact														
RESIDENTIAL AND LIVE/WORK PROJECTS																	
<div><div><div>Baker Metal Live/work</div><div>1265 65<sup>th</sup> Street</div><div>UP07-09, DR07-15</div><div>Map No. 2</div></div><div><div></div><div>Construction</div></div></div> <div>Status: Construction - 25%</div>	<div><div>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>17</td></tr><tr><td>Total Units</td><td>17</td></tr></table></div>	Income Level	Units	Market	17	Total Units	17	<div>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot high wall at east side submitted on December 2, 2021, approved on June 23, 2022, and issued on August 3, 2022.</div>	<div>Sasha Shamszad</div> <div>MRE Commercial</div> <div>(510) 849-0776</div> <div><a href="mailto:sshamszad@yahoo.com">sshamszad@yahoo.com</a></div>								
Income Level	Units																
Market	17																
Total Units	17																
<div><div><div>Multi-Unit Residential Project</div><div>1225 65th Street</div><div>UPDR15-001</div><div>Map No. 3</div></div><div><div></div><div>Approval</div></div></div> <div>Status: Approval - 100%</div>	<div><div>New 24-unit residential building, all 2- and 3-bedroom units.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>1</td></tr><tr><td>Low</td><td>1</td></tr><tr><td>Moderate</td><td>2</td></tr><tr><td>Total BMR</td><td>4</td></tr><tr><td>Market</td><td>20</td></tr><tr><td>Total Units</td><td>24</td></tr></table></div>	Income Level	Units	Very Low	1	Low	1	Moderate	2	Total BMR	4	Market	20	Total Units	24	<div>Planning Commission `study sessions held March 26, 2015 and October 22, 2015. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021. Two-year extension, to December 9, 2024, approved by Planning Commission on January 26, 2023.</div>	<div>Moshe Dinar, AIA</div> <div>(510) 759-2133</div> <div><a href="mailto:dinararch@sbcglobal.net">dinararch@sbcglobal.net</a></div>
Income Level	Units																
Very Low	1																
Low	1																
Moderate	2																
Total BMR	4																
Market	20																
Total Units	24																



**Community Development Department**  
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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>2-Unit Replacement</div><div>1270 64<sup>th</sup> Street</div><div>UPDR20-004</div><div>Map No. 6</div><div><div></div><div>Construction</div></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 <a href="mailto:lescaroz@baranstudio.com">lescaroz@baranstudio.com</a>
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](mailto:a.ali.eslami@outlook.com)

Status Key:



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

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>4-Unit Replacement</div><div>1271 64<sup>th</sup> Street</div><div>UPDR21-005</div><div>Map No. 7</div></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 (707) 205-7605 <a href="mailto:richkidentinc@gmail.com">richkidentinc@gmail.com</a></div>
Income Level	Units										
Market	4										
Removed units	4										
Net Units	0										



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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact												
<div>Christie Sites</div> <div>5890, 5900 and 6150 Christie Avenue</div> <div>Map No. 11</div> <div><div><div></div><div>Processing</div></div></div> <div>Status: Processing - 75%</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 2<sup>nd</sup> study session held December 14, 2023. City Council approved 1<sup>st</sup> reading of ordinance approving Lease Disposition and Development Agreement January 16, 2024, 2<sup>nd</sup> reading approved February 6, 2024. Tribal consultation initiated December 2023, completed June 2024. Application for planning approvals submitted July 15, 2024</div>	<div>Valerie Bernardo, Housing Coordinator</div> <div>(510) 596-4354</div> <div><a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a></div>
Income Level	Units														
Very Low	268														
Low	96														
Total BMR	364														
Market	3														
Total Units	367														



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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><a href="mailto:jwilliams@abconstruction.net">jwilliams@abconstruction.net</a></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. Planning Commission approved on January 27, 2022. 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><a href="mailto:elias@createscool.com">elias@createscool.com</a></div>
Income Level	Units								
Market	1								
Total Units	1								



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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></div><div>Approval</div></div></div><div>Status: Approval - 100%</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>	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 (1<sup>st</sup> 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. Application for extension of A-1 bond funding submitted May 2024.</div>	<div>Bianca Neumann EAH Inc. (415) 295-8886 <a href="mailto:Bianca.Neumann@eahhousing.org">Bianca.Neumann@eahhousing.org</a> Valerie Bernardo City of Emeryville (510) 596-4354 <a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a></div>
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
Total BMR	67																
Market	1																
Total Units	68																







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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> <div>Status: Processing - 50%</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><a href="mailto:akashani@citycentric.net">akashani@citycentric.net</a></div>
Income Level	Units														
Very Low	44														
Low	45														
Total BMR	89														
Market	1														
Total Units	90														




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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<b>Adeline Sites</b> 3602 Adeline Street and 1122 36 <sup>th</sup> Street TBD Map No. N/A  <b>Status: Pre-Application - 25%</b>	<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 reviewed by the Housing Committee on August 2, 2023. City Council authorized release of RFP for ownership project on January 16, 2024. City received no responses to RFP. In July, City solicited for real estate brokerage firms to represent the City in the sale of the property.	<u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> <a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a>
<b>OTHER</b>			
<b>Bay Center Life Science Building</b> 6445 Christie Avenue UPDR22-002 Map No. 8  <b>Status: Approval - 100%</b>	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 <a href="mailto:twagner@harvestproperties.com">twagner@harvestproperties.com</a>

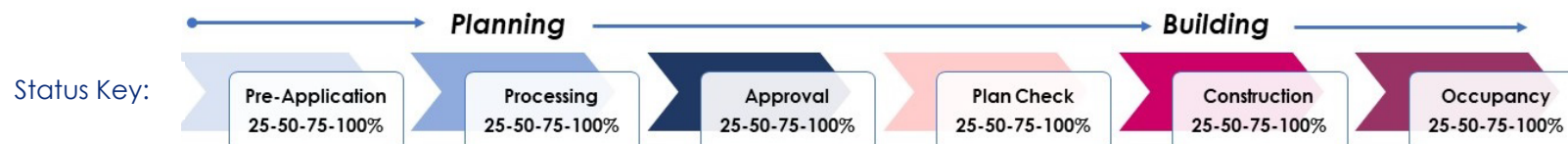


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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<b>EmeryStation Overland</b> 1567 63 <sup>rd</sup> Street UPDR21-001 Map No. 9  <b>Status: Plan Check - 25%</b>	New 300,000 square foot lab building 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. Demolition permit (limited scope) application received May 29, 2024.	Geoffrey Sears Wareham Development (415) 457-4964 <a href="mailto:gsears@warehamdevelopment.com">gsears@warehamdevelopment.com</a>



<p><b>Emeryville Center of Innovation</b> Vicinity of 53rd and Hollis Streets FDP19-002 Map No. 14</p>   <p><b>Status 14b1: Approval - 100%</b> <b>Status 14b2: Construction - 100%</b> <b>Status 14b8a: Approval - 100%</b> <b>Status 14b8b: Approval - 100%</b> <b>Status 14b14: Construction - 100%</b></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. In April 2024, four sculptures were installed in the Chiron Plaza and five in Horton plaza. Final inspection of café TI in Building 2 approved May 10, 2024. <u>Building 14 garage passed Final Inspection on August 14, 2024.</u></p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 <a href="mailto:salil.payappilly@biomedrealty.com">salil.payappilly@biomedrealty.com</a></p>
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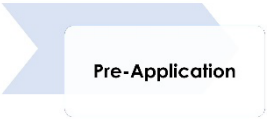
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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<b>Bay Street Grocery Store</b> 5615 Bay Street FDP21-002 Map No. 15  <b>Status: Construction - 75%</b>	Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B.	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. <u>Preconstruction meeting for tenant improvements held in July 2024. Received new Building Permit Application for grocery tenant improvement for Tokyo Central Marketplace on August 2, 2024</u>	Eric Price Lowney Architecture (510) 836-5400 <a href="mailto:eric@lowneyarch.com">eric@lowneyarch.com</a>





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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<b>Emeryville Center for the Arts</b> 4060 Hollis Street UPDR18-006 Map No. 19  <b>Status: Pre-Application - 25%</b>	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. Art Center Advisory Group 2 <sup>nd</sup> meeting held June 11, 2024. <u>Art Center Advisory Group 3<sup>rd</sup> meeting held August 27, 2024.</u>	Chadrick Smalley Community Development Director (510) 596-4355 <a href="mailto:csmalley@emeryville.org">csmalley@emeryville.org</a>



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	TO TAL
<b>PERMITS ISSUED</b>													
Building Permits	28	17											45
Plumb., Elec., Mech.	39	14											53
Fire	12	5											17
<b>MON. TOTALS</b>	79	36	0	0	0	0	0	0	0	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>			115
<b>VALUATION</b>													
Residential	\$307,875	\$513,527											\$821,402
Sub Permits	\$277,894	\$51,531											\$329,425
Commercial	#####	\$486,941											\$5,764,651
<b>MON. TOTALS</b>	#####	\$1,051,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										<b>FISCAL YEARLY TOTAL</b>			\$6,915,478
<b>FEES COLLECTED</b>													
General Plan	#####	\$5,682.88											\$33,301.99
Building Standards Admin	\$241.00	\$74.00											\$315.00
Technology Fee	\$5,523.81	\$1,136.56											\$6,660.37
Building Permit	#####	\$9,092.73											\$53,016.61
Plan Review	#####	#####											\$150,686.08
Energy Review	\$843.72	\$22,082.04											\$22,925.76
Electrical Permit	\$5,413.32	\$1,883.46											\$7,296.78
Plumbing Permit	\$6,377.56	\$1,243.92											\$7,621.48
Mechanical Permit	\$2,712.73	\$830.14											\$3,542.87
S.M.I.P.	\$1,498.03	\$352.17											\$1,850.20
Microfiche	\$389.20	\$43.50											\$432.70
Fire Dept. Fees	\$6,620.76	#####											\$1,064,184.20
Sewer Connection	\$2,488.00	\$2,506.00											\$4,994.00
Transportation Facility*	\$0.00	\$0.00											\$0.00
School	\$0.00	\$0.00											\$0.00
Art Public Places	\$0.00	\$0.00											\$0.00
Parks & Recreation*	\$0.00	\$0.00											\$0.00
Affordable Housing*	\$0.00	\$0.00											\$0.00
Other : (WMP, AMMR)	\$3,306.00	\$5,372.00											\$8,678.00
<b>MON. TOTALS</b>	#####	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										<b>FISCAL YEARLY TOTAL</b>			\$1,365,506.04
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													