

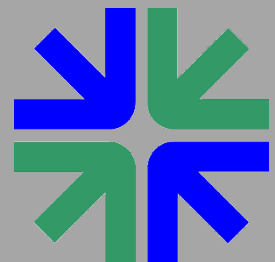


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

DECEMBER 2024

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of December 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:

- On December 10th, the City Council authorized the execution of loan agreements with four property owners for the Emeryville Accessible Living Initiative program. This program, which is funded by a Prohousing Incentive Pilot Grant awarded to the City for its designation as a Prohousing Jurisdiction, provides funds to homeowners and homeowner associations to improve accessibility of residential properties.
- On December 30th, the Building Division issued five final Certificates of Occupancy for the Emery residential, parking and art gallery spaces. This final milestone marks the completion of one of the most significant residential projects in Emeryville's recent history, involving remediation of the former Sherwin Williams paint factory, construction of a new public park, establishment of a shuttle to West Oakland BART, and a host of off-site improvements including undergrounding and new pedestrian and bicycle facilities.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

December 10 (special meeting) ([video](#)):

- Approved the Annual Development Impact Fee Report for Fiscal Year 2023-2024 ([staff report](#))
- Authorized Emeryville Accessible Living Initiative loan agreements with four property owners / homeowner's associations ([staff report](#))
- Authorized the execution of an amendment to the license agreement with Insight Housing for the continued use of 4300 San Pablo Avenue as a Temporary Emergency Women's Shelter ([staff report](#))
- Authorized the Mayor to sign a letter of commitment for the San Francisco Estuary Partnership's application for Senate Bill 1 grant funding for sea level rise planning activities ([staff report](#))

December 10 (Regular Meeting) ([video](#)):

- Adopted a proclamation recognizing contributions made by former Councilmember John Bauters
- Administered Oaths of Office to Councilmembers Sukhdeep Kaur, Matthew Soloman and Courtney Welch, and appointed David Mourra Mayor and Sukhdeep Kaur Vice Mayor

Planning Commission

December 12 ([video](#)):

- Administered the Oath of Office to Planning Commissioner Robert Rivera

- Approved the Planning Commission meeting schedule for 2025 ([staff report](#))
- Approved a Master Sign Program for Powell Street Plaza ([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)

The December PAC meeting was cancelled. The next meeting is scheduled for January 9, 2025.

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

Housing Committee

The December Housing Committee meeting was cancelled. The next Housing Committee meeting is scheduled for February 6, 2025.

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

Economic Development Advisory Committee

The next Economic Development Advisory Committee meeting is scheduled for January 15, 2025.

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

Development Coordinating Committee

December 11

- Reviewed an application for a Tesla Collision Center at 1295 67th Street
- Received an update from Public Works on the Powell Street redesign project
- Reviewed Rotten City Cultural District placemaking signage

Community Development Items with Committees Staffed by Other Departments

December 3 - Budget and Governance Committee

- CDD Staff provided an overview of potential Tenant's Right to Organize and Tenant's Right to Counsel policies

December 5 - Budget Advisory Committee

- CDD Staff provided an overview of the Affordable Housing Annual Report: Affordable Housing Program and Measure C Affordable Housing Bonds

PLANNING DIVISION

Major Projects Table.

The attached Major Projects table contains basic project information, its status in the development “pipeline” and a chronology of major milestones.

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>		
Minor – 1400 65th	Existing parking garage	Incomplete 12/16
Major – 1295 67th	Tesla collision center	Incomplete 12/23. Study session to be scheduled.
<i>Master Sign Program</i>		
Powell Street Plaza	Master Sign Program	Approved by Planning Commission 12/12
<i>Subdivision</i>		
1030 45th	Four-unit condo conversion	Resubmitted 12/4
1270 64th	Two-unit condo conversion	Incomplete 12/6
<i>Sidewalk Café Permit</i>		
5959 Shellmound	Sweetgreen sidewalk café	Approved 12/6
<i>Zoning Compliance</i>		
1325 40th	Bridge ADUs (2)	Incomplete 12/6
5780 Hollis	Parc on Powell ADUs (5)	Incomplete 12/9
<i>Business License</i>	Various	Approx. 12 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		21
Total valuation		\$501k
Fees collected		\$98k
Plan review extensions		4
Permit expiration renewals		2
Inspections		125
	Major projects	23 (18% of total)
	Other projects	102 (82% of total)

Fast Track Plan Check		
	Same day	5
	Two-week	12
	Expedited requests*	1

**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 Number refers to the Major Projects Table.

- The Emery was granted final Certificates of Occupancy for the four residential buildings (B; B1; C and D) in December.
- Bay Street Grocery Store (No. 15): Building shell is 100% complete, final inspection signoff is pending completion of the plaza improvements and remaining condition of approvals. Final signoff for this permit is expected in January 2025. Tenant Tokyo Central Marketplace building permit for tenant improvements is ready for issuance in December.
- Nellie Hannon Gateway (No. 21): As of August 2024, physical construction of the building structure was completed, currently exterior weatherproofing of the structure is 100% completed. The roof assembly has been completed and solar infrastructure is in place. As of December, all frame inspections are completed, all ceiling, floors, interior, exterior walls are insulated and sheet rocked, and interior finishes are underway.

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); developer allowed all pending Building Permit Applications to expire in December 2024.
- EmeryStation Overland (Map No. 9); 1567 63rd Street, building plan review extension granted in October. EmeryStation V 1601-1607 63rd Street, demolition permit was issued in November.
- Athan Magannas multifamily development; 1225 65th Street, 4-story residential, 24 units; Valuation 5.2 million.

Major Tenant Improvements

- The following major tenant improvements had building permits submitted, approved, or issued in the current period: Atomic Machines tenant improvement – 1410 62nd Street: Valuation \$5 million (submitted).
- Tokyo Central Marketplace – 5603 Bay Street; Valuation: Valuation \$2.9 million (approved).

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>
Atomic Machines - 1410 62nd Street	Tenant Improvement
Upside Foods 6201 Shellmound Street, Project Tetris	Tenant Improvement
5679 Horton Street	Revision to Tent Size
Nellie Hannon Gateway - 1048 36th Street	ASI 10 Revisions
Zymergen - 1440 Stanford Avenue	Transformer and switch gear; Electrical revisions and exterior door
Sweetgreen - 5959 Shellmound Street; Suite 85	Revisions
Sephora - 5626 Bay Street	Lighting improvements
Planet Fitness - 4349 San Pablo Avenue	Revisions
IKEA - 4400 Shellmound Street	Restroom remodel
Tokyo Central Marketplace - 5603 Bay Street	T.I. grocery store
900 Powell Street	Install cooling system
Baby List - 1900 Powell Street, Suite 150	Install interior phone booths
UCSF Medical Center 6425 Christie Avenue. 3 rd Floor	Withdrawn application; CBO has determined UC Designated Campus Building Official and Campus Fire Marshal is AHJ.

Projects Completed/Nearing Completion

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

- 22 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)
- The Emery 4310 Hubbard Street; Building B1 (CO)
- The Emery 4510 Hubbard Street (Apartments); Building B2 (CO)
- The Emery 4509 Horton Street (Public Art Gallery); Building B2 (CO)
- The Emery 4515 Hubbard Street; Building C (CO)
- The Emery 4610 Hubbard Street; Building D (CO)

Building Administration/Other

In December, Building Division staff developed the AB 548 Policy and Procedure for the City. The policy (Need-Based Expanded Code Enforcement Inspections in Multifamily Buildings) will be effective beginning January 1, 2025 in order to comply with California Health and Safety Code Sections 17920.3 and 17920.10. This policy establishes proactive inspection procedures and staff training requirements in order to identify units adjacent to, above, below, or directly connected to a unit that are identified as “substandard” due to defects or violations that may impact other units within the building.

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	28
Telephone contacts	30
Email correspondence	36
In-office meetings	2
Inspections	39
Notices of Violation or Request for Inspections	8
Administrative Citations	N/A

ECONOMIC DEVELOPMENT AND HOUSING DIVISION**Overview**

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

<i>Economic Development</i>		
	Business assistance correspondence	4
	Brokers/owners correspondence	1
	Prospective business inquiries	0
	New business outreach/welcome visits	0
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	2

	Minimum Wage/Paid Sick Leave inquiries	0
	Active Minimum Wage/Paid Sick Leave cases	5
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$4,752
	Meter revenue	\$10,667
	Citation revenue	\$18,172
	Total revenue	\$33,591
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	28
	Private development art forecast, est. value	\$8.7M
	Art installations (Visual Art Grants	2
<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	3
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	1
	Notices of default issued	1
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	1
	Rental property manager trainings	0
	Rental desk audits	0
	Eviction notices received	108
	<i>General/Other</i>	
	Homeless outreach contacts/visits	13
	Correspondence with residential developers	0

Active BMR Rental Projects

Name	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, all but one BMR leased
Intergenerational Affordable Housing	18	Continued meetings with developer regarding financing options
Nellie Hannon Gateway	21	Construction continued

Other Policy and Program ActivitiesEconomic Development

On December 5, 2024, EDH staff attended the East Bay Economic Development Alliance's (East Bay EDA) Economic Development Directors Council (EDDC) meeting and holiday event, held in Pleasanton. The East Bay EDA's EDDC provides a forum for sharing of best practices and regional coordination across Alameda and Contra Costa Counties.

On December 4, 2024, EDH staff attended the "Merry at the Market" networking event produced by the Emeryville Commerce Connection and hosted/sponsored by Emeryville Public Market.

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. Staff is currently preparing the first annual report of the Affordable Housing Bond Administration and Expenditure Plan to present to City Council in January 2025.

The Emeryville Accessible Living Initiative for residential accessibility improvements was reopened to accept applications on a first come first serve basis until December 31, 2024. Two additional applications for assistance were submitted. Information on the program can be found on the [City's website](#).

The First Home Emeryville down payment assistance program launched in September 2024, and the City received high interest in the program with over 270 applications. Staff processed applications for approval in December. Information on the program can be found at [Emeryville Down Payment Assistance \(hellohousing.info\)](#).

Staff continued to explore various tenant stabilization policy options to bring to the Budget and Governance Committee and/or Housing Committee for discussion and policy direction. The policy topics staff is reviewing include:

- Modifications to the Residential Landlord & Tenant Relations Ordinance to expand BMR Tenant Protections
- Capping Unbundled Parking Costs for BMR Tenants
- Modifications to the BMR Tenant Recertification Requirements
- Tenants' Right to Legal Council
- Tenants' Right to Organize
- Modifications to the BMR Rental Guidelines

Staff submitted an application to the Association of Bay Area Governments (ABAG) for a \$500,000 Transit Oriented Communities Planning and Implementation Housing Policies grant to support: 1) the development and implementation of an inclusionary zoning policy, and 2) to expand protections in the just cause eviction, tenant relocation assistance, and tenant anti-harassment components of the City's Residential Landlord and Tenant Relations Ordinance. Notification of the award is tentatively scheduled to be released on February 14, 2025.

Public Art

GIS Mapping of Collection

The City's entire art collection was mapped in a GIS system allowing for queries including:

- Series
- Media
- Facility
- Artist Name

The GIS tool is accessible [here](#).

Sharon Wilchar Bus Shelter Art – This program's seventh phase is underway, with artist Erin Fong's work printing in December and installation in January, and Phase VIII's Request for Proposals (RFP) is under development. The call will seek six new artists for \$5,000 each to have four installation in bus shelters throughout the City. The RFP will be released the first week of January 2025 with applications due February 25, 2025.

Visual Art Grants – In December, Rachel Wolf-Goldstein's "Red Rising" mural on Fire Station 34 and Juan Lopez's mosaic in the Senior Center Lobby were completed. A stencil and stickers of a QR Code for the Art in Public Places Program is being provided to artists for these works. Chris Granillo's mural on the railroad facing side of EmeryTech began installation in November with installation anticipated to be complete in January. Packard Jennings' three birdhouses mimicking famous buildings are expected to be installed along the Greenway in Spring 2025 with site selection in January.

Rotten City Cultural District – In December, the Rotten City Cultural District (RCCD) curated artists to participate in a Holiday Market at the RCCD Bay Street Gallery on weekends starting the last weekend in November and continuing through December, with participating artists from Emeryville and adjacent communities. Mini Grant recipient Erin Fong led community workshops for letter press card making and water coloring for holiday shoppers and community members.

In December, the RCCD partners reviewed and made recommendations on the artist residencies to be sponsored in 2025 at the RCCD Bay Street Gallery. On February 8, 2025, RCCD will host the inaugural Emeryville Film Festival at the AMC Theater at Bay Street. RCCD banners, signage, projection and sculpture are all under development with implementation expected throughout 2025.

RCCD mini-grant awardees outstanding include:


- DJ Walt Digz – Cuban Salsa Outdoor Dance Social in park, plaza, or any other available outdoor space –August and one other event
- Imari Mubarak (cheflee) and James Whalen and Gavin Grant - musicians performing for the public in an immersive projection mapped installation piece.

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>	
<i>Building</i>	
<i>Economic Development & Housing</i>	
City collaboration with SF Estuary Partnership (SFEP) Monthly Check-in for Emeryville Crescent Sea Level Rise Adaptation Planning, Tribal and Community Stakeholder Visioning and OLU Subregional Collaboration, and SB 1 Grant Submission	12/2
Cal Cities Webinar: New Laws Impacting Cities	12/3
Alameda County All Cities Meeting	12/6
MTC Bike Share Membership Voucher Program	12/9
GIS In Person Training	12/10
Site Tour with SFEP in Emeryville Crescent and Pt Emery	12/12
Living Shoreline Collaborative	12/12
Alameda County HOME Technical Advisory Committee Meeting	12/12
Open Cities Content Publisher Training	12/18
Alameda County Analysis of Impediments to Fair Housing Coordination Meeting	12/19
EBHO Regional Policy Committee Meeting	12/19

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

Project Name, Location, File Number, 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 No. 10  Status: Plan Check - 75%	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. <u>All pending Building Permit Applications were allowed by the Developer to expire in December 2024.</u>	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.
December 2024

Project Name, Location, File Number, 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>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. Both pending demolition permit applications expired as of October 2024. 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																



Status: Construction - 75%

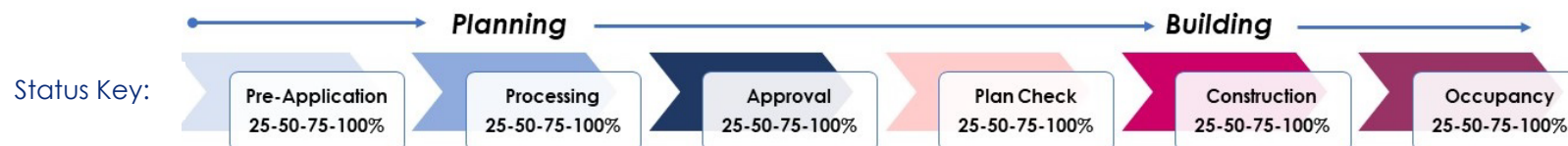
Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens' Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on "objective development standards" and no maximum density within half-mile of transit.

Income Level	Units
Extremely Low	29
Very Low	30
Low	30
<i>Total BMR</i>	<i>89</i>
Market	1
Total Units	90

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. The City Council approved a noise waiver for the project on September 3, 2024. In November 2024, a large scale mural by Joaquin Newman was installed under private commission by RCD.

Jake Rosen
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RESIDENTIAL AND LIVE/WORK PROJECTS



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
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Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
December 2024

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>2-Unit Replacement</div><div>1270 64th Street</div><div>UPDR20-004</div><div>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
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
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December 2024

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>4-Unit Replacement</div><div>1271 64th Street</div><div>UPDR21-005</div><div>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</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
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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<div><div><div>Christie Sites</div><div>5890, 5900 and 6150 Christie Avenue No. 11</div><div><div><div></div><div>Processing</div></div></div></div><div>Status: Processing - 75%</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, completed June 2024. Application for planning approvals submitted July 15, 2024.</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														



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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact						
<div><div>Group Residential</div><div>5876 Doyle Street</div><div>UPDR20-003</div><div>No. 13</div><div><div>Processing</div></div><div>Status: Processing - 50%</div></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>Duplex Conversion</div><div>1291 55th Street</div><div>UPDR21-007</div><div>No. 17</div><div><div>Plan Check</div></div><div>Status: Plan Check - 100%</div></div>	<div>Conversion of existing single-family home into two units with additional floor area.</div> <table><tr><td>Income Level</td><td>Units</td></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								



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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<div><div>Intergenerational Affordable Housing</div><div>4300 San Pablo Avenue</div><div>ZC22-001</div><div>No. 18</div><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. Application for extension of A-1 bond funding submitted May 2024 and approved by the Alameda County Board of Supervisors on October 8, 2024.</div>	<div>Bianca Neumann</div> <div>EAH Inc.</div> <div>(415) 295-8886</div> <div>Bianca.Neumann@eahhousing.org</div> <div>Valerie Bernardo</div> <div>City of Emeryville</div> <div>(510) 596-4354</div> <div>vbernardo@emeryville.org</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, 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>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														





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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Adeline Sites 3602 Adeline Street and 1122 36 th Street TBD 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 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 through November 2024, City solicited for real estate brokerage firms to represent the City in the sale of the property, <u>and negotiated a listing agreement in December 2024.</u>	<u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> vbernardo@emeryville.org
OTHER			

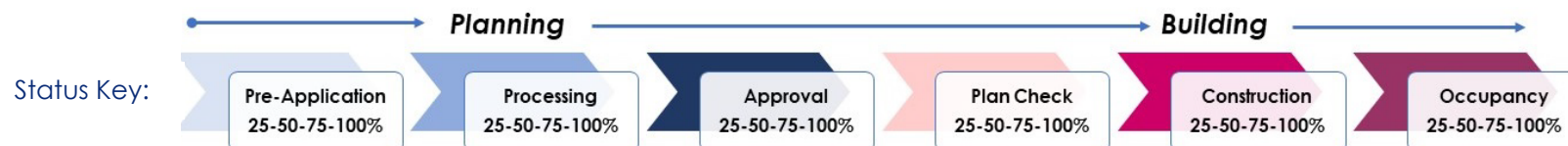


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Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held 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
EmeryStation Overland 1567 63 rd Street UPDR21-001 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. Demolition permit (limited scope) application approved October 2, 2024. Issued Demolition permit for 1601-1607 63 rd St Building on November 25, 2024.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com



<p>Emeryville Center of Innovation Vicinity of 53rd and Hollis Streets FDP19-002 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. 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. Building 14 garage passed Final Inspection on August 14, 2024. Building 2 café received a</p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com</p>
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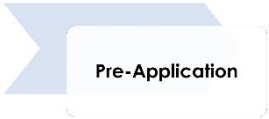


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		Certificate of Occupancy on November 22, 2024.	
Bay Street Grocery Store 5603 Bay Street FDP21-002 No. 15  Status: Construction - 75%	Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar 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. 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. Ribbon cutting event for plaza improvements and public art installation held September 19, 2024. Building Permit Application approved on November 7, 2024.	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



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Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 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. Art Center Advisory Group 2 nd meeting held June 11, 2024. Art Center Advisory Group 3 rd meeting held August 27, 2024. Art Center Advisory Group 4 th and 5 th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024.	Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org



