

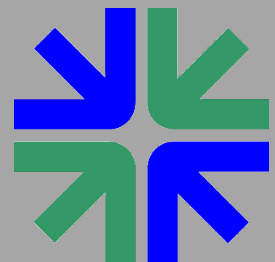


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

FEBRUARY 2024

City of Emeryville



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HIGHLIGHTS

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

- The City Council approved the second reading of the ordinance authorizing the execution of a Lease Disposition and Development Agreement with EAH for the development of the Christie Sites project (more info below)
- The City Council approved a contract with 510 Media for implementation of a marketing program for the City, to reach additional audiences with the message that Emeryville is a center of art and innovation.
- The City Council approved a contract with Art is Luv for advancement of the Art Center Project
- The City received an application for a new Total Wine & More store to be located at the former Decathlon Sports building at 3938 Horton Street
- The annual General Plan Progress Report and Housing Element Report were finalized and presented to the Housing Committee and Planning Commission.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

February 6, 2024

- Received a presentation from the University of California Berkeley Advanced Urban Design Studio on “Scarcity to Abundance”, where students analyzed Emeryville as a conceptual case study for long-range planning interventions that acknowledge challenges presented by climate change: [video](#)
- Approved the second reading of an ordinance authorizing the execution of a Lease Disposition and Development Agreement and associated Ground Leases with EAH, Inc. for the development of 5890, 5900 and 6150 Christie Avenue (the “Christie Sites”) with 362 units of below market rate housing, expansion of Christie Park, and approximately 1,500 square feet of retail space: [Staff report](#)
- Approved a noise waiver for PG&E for the installation of equipment to energize a new customer at 5612 Bay Street: [Staff report](#)

February 20, 2024

- Authorized the execution of a contract with 510 Media, LLC for marketing program implementation: [Staff report](#)
- Authorized the execution of a contract with Charmin Roundtree-Baquee DBA Art is Luv for advancement of the Art Center Project: [Staff report](#), [video](#)

- Approved the first reading of the “Protecting Pollinators” ordinances, which prohibit the use of neonicotinoids and rodenticides on City properties, prohibit the installation of turf in new developments, and clarify that growing native plants and wildflowers is not a nuisance unless doing so creates a fire hazard: [Staff report](#), [video](#)

Planning Commission

February 22, 2024: [Video](#)

- Held a Public Hearing and recommended that the City Council approve the annual progress report on the implementation of the General Plan for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development: [Staff report](#)

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

Public Art Committee (PAC)

February 8, 2024

- Approved the 2024 Housing Committee Annual Report which identifies the various accomplishments made in Calendar Year 2023 and the priorities for Calendar Year 2024.

February 25, 2024 (Special Meeting)

- Held a retreat; members met for four hours to learn about each other, join in an art-based team building project, and discuss new art media and partnerships.
- Received a presentation of PAC members’ inspired works and artworks related existing programs with a staff-facilitated discussion.
- Brainstormed potential new partnerships and programs.

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

Housing Committee

February 7, 2024

- Recommended the City Council approve and submit the 2022/2023 Housing Successor Annual Report detailing the activities and housing assets associated with the Low- and Moderate-Income Housing Asset Fund for FY22/23.
- Recommended the City Council approve and submit the 2023 Housing Element Annual Report, detailing the housing development activity, completed entitlements, issued building permits, issued certificate of occupancies, progress towards meeting the Regional Housing Needs Allocation and progress in implementing the 47 housing related programs for CY23.
- Recommended the City Council adopt revised policy language surrounding borrower contribution, interest rate, front and back-end ratio requirements, and maximum loan amount for the First Time Homebuyer Assistance Program guidelines.

- Approved the 2024 Housing Committee Annual Report which identifies the various accomplishments made in Calendar Year 2023 and the priorities for Calendar Year 2024.
- Recommended the City Council authorize the submission of an application for Prohousing Incentive Program Round 2 funding to support pre-development expenses for City-owned development projects.
- Discussed three bills (AB323 Sale of Affordable Units, AB812 Artist Housing, and AB 1218 Replacement Housing) that were passed by the California Legislature in 2023 and may require action by the City Council in the future.

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

Economic Development Advisory Committee

No meeting in February

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

Development Coordinating Committee

The Development Coordinating Committee did not meet in February.

Community Development Items with Committees Staffed by Other Departments

None to report.

PLANNING DIVISION

Current Planning Projects

Major Projects Table and Map.

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

Minor and Administrative Project Activities

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

Type/Location	Description	Action
<i>Conditional Use Permit</i>		
Major – 3938 Horton	Total Wine & More retail store	Submitted 2/8 – scheduled for PC hearing on 4/25
<i>Temporary Use Permit</i>		
none		
<i>Design Review</i>		
Minor – 5679 Horton	Building demolition	Approved 2/22
Minor - 1047 43 rd	New duplex	Resubmitted 2/20
Minor – 4525 Hollis	PG&E lighting update	Approved 2/6
Minor – 1555 40 th	Chick-fil-A storage	Incomplete 2/2
<i>Signs</i>		
Minor – 5769 Christie	“Verizon” wall sign	Submitted 2/28
<i>Subdivision</i>		
1270 64 th	Condo subdivision for two units	Incomplete 2/28
<i>Zoning Compliance</i>		
1047 43 rd	Two attached ADUs	Resubmitted 2/20
5525 Beaudry	ADU and junior ADU conversion	Approved 2/14
<i>Business License</i>	Various	Approx. 19 approvals

Advanced Planning Projects

General Plan Annual Report

Staff presented the General Plan Annual Report including the Housing Element Report and Housing Successor Report for Office of Planning and Research and Housing and Community Development (“HCD”) review, pursuant to state requirements, to the Housing Committee and Planning Commission in February as noted above.

Accessory Dwelling Unit Ordinance Revisions

Staff received feedback from HCD regarding the City’s Planning Regulations as applied to Accessory Dwelling Units, and potential revisions to the Planning Regulations to ensure consistency with State law. On February 5, staff met with HCD staff to discuss HCD’s review of the City’s ordinances and clarify the revisions needed.

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		41
Total valuation		\$4.0m
Fees collected		\$165,642
Plan review extensions		3
Permit expiration renewals		5
Inspections		140
	Major projects	23 (17% of total)
	Other projects	117 (83% of total)
Fast Track Plan Check		
	Same day	19
	Two-week	30
	Expedited requests*	0
Counter appointments		150+
Phone inquiries**		200+

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

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

Major Projects Under Construction

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

- The Emery/The Lab (Map No. 16): Building 1-31 ("The Lab") received final inspection of phase I (level 1 lab space and level 2 office) in September 2023, while phase II (additional level 2 office and level 3 lab space) final inspection is pending balancing of mechanical equipment and final documents. Final Occupancy for the four residential buildings and the park is pending completion of Conditions of Approval set forth by Planning and Public Works.
- Emeryville Center of Innovation (Map No. 14):
 - Building 2: 99% complete, final inspection signoff is pending building completion. A permit for tenant improvements for a café was obtained and final inspections are pending completion in December 2023.
 - Building 14: 99% complete, final inspection signoff is pending building completion.
- Bay Street Grocery Store (Map No. 15): Building shell is 99% complete, final inspection signoff is pending building completion. As the project nears completion, per the project Conditions of Approval, both the plaza improvements and the grocery store are to be completed before final inspection and occupancy can be granted. As of February 2024, the plaza continues to be under construction, as a result Public Works and Building Division staff are discussing requirements to allow the grocery store shell to receive final inspection but remain not occupiable as a condition.

- Nellie Hannon Gateway (Map No. 21): As of February 2024, framing for upper floors continued. Fire resistive construction and inspection for partition walls and temporary power for the construction is underway. The project's Conditions of Approval require all overhead utility services to be relocated underground.

Major Projects Anticipated

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

- Public Market Parcels A, B and F (Map No. 10)
- Emery Station Overland (Map No. 9)

Major Tenant Improvements

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

- 6603 Shellmound Street, building shell permit issued; valuation \$3,212,907

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>
6000 and 6050 Hollis Street	Convert (2) offices to live / work
PG&E - 4525 Hollis Street	New site lighting upgrades; WRF Paving Project
Sonesta - 5555 Shellmound Street	Boiler and pump replacement
1284 61st Street	Legalization of (E) ADU
5679 Horton Street	FMW site demolition and excavation
4700 San Pablo Avenue	Interior and exterior renovations
1251 1/2 63rd Street	Correct code violations and remodel (E) detached dwelling unit
T-Mobile at Hilton Garden Inn - 1800 Powell Street	Telecommunications decommission
Baker Metal Building - 1265 65th Street	Revisions

1063 47th Street - SFR	Rooftop solar with ESS and new subpanel
EPMD Pavilion - 5950 Shellmound Street	Superstructure and foundation with Offsite Package III added
Shell Prep redemise – 5653 Bay street	Revisions
Bank of America - 4120 San Pablo Avenue	Exterior improvements
Apple Store - 5640 Bay Street	Revisions
76 Station - 1700 Powell Street	Underground storage tank (UST) replacement

Projects Completed/Nearing Completion

Projects receiving building permit sign-off (Final) for the current period:

- 14 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	26
Telephone contacts	64
Email correspondence	69
In-office meetings	3
Inspections	57
Notices of Violation or Request for Inspections	7
Administrative Citations	0

Additional Code Enforcement administrative activities included:

- Worked with EDH staff on administrative citation draft for a labor standards case
- Updated the Graffiti Abatement Program page on the City's website
- Started outreach to property owners with chronically vandalized properties

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	4
	Brokers/owners correspondence	4
	Prospective business inquiries	1
	New business welcome visits	0
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	1
	Minimum Wage/Paid Sick Leave inquiries	2
	Active Minimum Wage/Paid Sick Leave cases	5
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$4,907
	Meter revenue	\$11,895
	Citation revenue	\$14,123
	<i>Total revenue</i>	\$30,925
	<i>Average program expense for period.</i>	\$40,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	37
	Private development art in progress, est. value	\$11 M
	Private development art installations	0
<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	0
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	2
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Ownership public inquiries	50
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	0

	Rental property manager trainings	1
	Rental desk audits	4
	Eviction notices received	61
	<i>General/Other</i>	
	Homeless outreach contacts/visits	15
	Contacts added to Housing Notification System	27
	Correspondence with residential developers	0

Active BMR Rental Projects

Name	Map No.	Activity
EmeryStation Overland/Hollis Street Building	9	Negotiation of Affordable Housing Agreement continued
Christie Avenue Sites	11	City Council 1st reading of ordinance for Lease Disposition and Development Agreement approval 1/16, tribal consultation 1/24
Adeline Sites	N/A	Request For Proposals (RFP) approved by City Council 1/16, RFP released 1/18, Pre-proposal Conference 1/23
Avalon Public Market	N/A	BMR lease-up completed
The Emery	16	BMR lease-up continued
Bayview Apartments	1	BMR lease-up continued
Intergenerational Affordable Housing	18	Continued meetings with developer regarding financing options
Nellie Hannon Gateway	21	Construction and review of development loan draws continued

Other Policy and Program ActivitiesEconomic Development

Staff attended the East Bay Economic Development Alliance's Economic Development Director's Council meeting on February 15. The meeting was hosted by Wareham Development at its EmeryStation campus and featured presentations by staff from the Cities of Alameda, Berkeley and Emeryville on current economic development activities in those Cities. Mayor Welch provided introductory remarks and Community Development Director Chadrick Smalley provided the presentation for Emeryville. The meeting also included a presentation from Pacific Gas and Electric on improvements the utility is making to the process to provide energy to new customers.

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.

Public Art

40th Streetscape Public Art – Staff sought selection panelists for PAC consideration for the Request for Qualifications (RFQ) for public art to be integrated into the 40th Street Multimodal Improvements Project. RFQ responses are due March 15, 2024.

Sharon Wilchar Bus Shelter Art – This program's seventh phase is underway, with artist Lisa Rock 's work currently installed until April 30, 2024. In February, staff contracted with Gregoire Vion for installation in May 2024.

Visual Art Grants – Staff worked with an outside consultant to produce two workshops for Visual Arts Grant applicants. Over 50 artists and interested property owners filled the City Council Chambers on February 8 and February 13 for grant overviews, Q&A, and technical assistance.


Cultural District – The Rotten City Cultural District (RCCD) partners met the ABG Art Group team at Jered's Pottery to discuss monthly activities, website development, branding style book for partners' use, and development of mini-grants to be released in March.

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>	
Link 21 coordination meeting	2/15
<i>Building</i>	
<i>Economic Development & Housing</i>	
Bi-monthly homeless coordination	2/7, 2/21
All-City Housing / Homeless Coordination	2/16
Alameda County Healthcare for the Homeless meeting	2/16
Alameda County Analysis of Impediments for Fair Housing Kickoff	2/5
Bay Bridge Site Visit	2/7
Monthly Local Labor Agencies Meeting	2/21
Department of Homeland Security Special Meeting for Noncitizens	
Information Meeting with Kansas City Labor Standards Staff	2/28
Technical Assistance w/City of Oakland Labor Standards Staff	2/22

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

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



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

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact														
<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>Processing</div></div><div>Status: Processing - 50%</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>	Income Level	Units	Very Low	4	Low	5	Moderate	7	Total BMR	16	Market	78	Total Units	94	<div>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received demolition permit application for existing buildings on August 1, 2022. Preparation of environmental review documents continued through February 2024.</div>	<div>Lauren Krause</div> <div>5801 Christie Owner (DE) LLC</div> <div>c/O Oxford Properties Group</div> <div>(310) 508-0870</div> <div>lkrause@oxfordproperties.com</div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
Total BMR	16																
Market	78																
Total Units	94																
<div><div>The Lab</div><div>4383 Horton Street</div><div>FDP20-001</div><div>Map No. 16a</div><div><div>Construction</div></div><div>Status: Construction - 100%</div></div>	<div>Final Development Plan for reuse of existing Sherwin Williams “Building 1-31” for approximately 74,000 square feet of office/R&D space, including pedestrian and bicycle “pass through” from 45th and Horton Streets to new City park.</div>	<div>FDP application submitted September 1, 2020. Planning Commission study session held October 22, 2020. Planning Commission approved on December 10, 2020. Planning Commission reapproved on February 25, 2021 due to notification defect for December 10, 2020 meeting. Building permit for interior non-structural demolition issued on April 30, 2021. Building permit application for warm shell improvements for life sciences received on June 4, 2021. Building permit for selective demolition and seismic upgrade issued on September 20, 2021. Building permit for adaptive reuse alterations for warm shell issued October 26, 2021. Building permit application for 1st and 2nd floor speculative tenant improvements issued on February 7, 2022. Building permits for 2nd and 3rd floor speculative tenant improvements issued on February 22, 2023. Pre-Temporary Certificate of Occupancy walk through held June 23, 2023. Mural and railing public art by Nathan Phillips confirmed installed July 2023. Final inspection held August 24, 2023.</div>	<div>Bridget Metz</div> <div>Steelwave LLC</div> <div>(925) 364-0898</div> <div>bmetz@steelwavellc.com</div>														



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

Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><di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Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
February 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 - 25%</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>jrosen@rcdhousing.org</div>
Income Level	Units																
Extremely Low	29																
Very Low	30																
Low	30																
Total BMR	89																
Market	1																
Total Units	90																



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RESIDENTIAL AND LIVE/WORK PROJECTS																	
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div></div><div>Construction</div></div> <div>Status: Construction - 25%</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>	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 MRE Commercial (510) 849-0776 sshamszad@yahoo.com</div>								
Income Level	Units																
Market	17																
Total Units	17																
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div></div><div>Approval</div></div> <div>Status: Approval - 100%</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>	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 (510) 759-2133 dinararch@sbcglobal.net</div>
Income Level	Units																
Very Low	1																
Low	1																
Moderate	2																
Total BMR	4																
Market	20																
Total Units	24																



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<div><div><div>Oceanview Townhomes</div><div>1270 Ocean Avenue</div><div>UPDR16-004</div><div>Map No. 4</div></div><div><div><div>Plan Check</div></div></div><div>Status: Plan Check - 100%</div></div>	<div>Construction of three new townhomes and demolition of existing house. Demolition requires City Council approval.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>3</td></tr><tr><td>Removed units</td><td>1</td></tr><tr><td>Net Units</td><td>2</td></tr></table>	Income Level	Units	Market	3	Removed units	1	Net Units	2	Planning Commission study session on four-unit proposal held January 26, 2017. Commission directed that project be reduced in size. Community meeting on smaller three-unit proposal held at ECCL on April 5, 2017. Second Planning Commission study session held December 14, 2017. City Council study held January 16, 2018. Planning Commission voted to recommend approval on June 28, 2018; City Council approved on July 24, 2018. Building permit application submitted April 9, 2019. Approved building permit application on July 23, 2021. Building Permit application expired August 9, 2023	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com
Income Level	Units										
Market	3										
Removed units	1										
Net Units	2										
<div><div><div>2-Unit Replacement</div><div>1270 64th Street</div><div>UPDR20-004</div><div>Map No. 6</div></div><div><div><div>Construction</div></div></div><div>Status: Construction - 50%</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										



Community Development Department
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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact										
<div><div><div>Bayview Emeryville Apartments</div><div>6701 Shellmound Street ("Nady Site")</div><div>UPDR17-006</div><div>Map No. 1</div></div><div><div><div></div><div>Occupancy</div></div></div><div>Status: Occupancy - 100%</div></div>	<div>Redevelopment of former industrial site for 186 rental housing units.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>8</td></tr><tr><td>Total BMR</td><td>8</td></tr><tr><td>Market</td><td>178</td></tr><tr><td>Total Units</td><td>186</td></tr></table>	Income Level	Units	Very Low	8	Total BMR	8	Market	178	Total Units	186	<div>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/ Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application (same plans) November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Subsequently, it was decided to prepare an Environmental Impact Report; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period to December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016. Subsequently, additional soil contamination issues arose, which applicant addressed with Alameda County. Conditional closure anticipated in Summer 2017. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Property “red-tagged” and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018. Developer AMCAL entered contract to demo existing buildings and develop the project. Staff negotiated Compliance Agreement with the property owner and AMCAL effective December 18, 2018. Demo permit issued January 18, 2019; demo completed February 2019; demo final inspection March 13, 2019. As a result of demo, planning permits are vested. Permits for remediation issued on August 19, 2019. Demo, grading, and building permit applications for 186-unit building submitted July 9, 2020. Demo permit issued March 17, 2021. Rough grading permit issued March 31, 2021. Drilled Displacement Column ground improvement permit issued April 7, 2021. Building permit issued May 28, 2021. Planning staff pre-Temporary Certificate of Occupancy walk through held July 17, 2023. Final inspection December 6, 2023</div>	<div>Carol Schwartz</div> <div>AMCAL Housing</div> <div>(818) 706-0694</div> <div>cschwartz@amcalhousing.com</div>
Income Level	Units												
Very Low	8												
Total BMR	8												
Market	178												
Total Units	186												



Ocean Lofts

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



Status: Occupancy - 50%

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

Income Level	Units
Market	2
Removed units	1
Net Units	1

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

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

Status Key:



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



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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact												
<div><div><div>Christie Sites</div><div>5890, 5900 and 6150 Christie Avenue Map No. 11</div><div><div><div></div><div>Processing</div></div></div></div><div>Status: Processing - 50%</div></div>	<div>364 affordable units and 3 market rate managers’ units in three eight-story buildings with an 8,350 square foot expansion of Christie Park, including a basketball court.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>268</td></tr><tr><td>Low</td><td>96</td></tr><tr><td>Total BMR</td><td>364</td></tr><tr><td>Market</td><td>3</td></tr><tr><td>Total Units</td><td>367</td></tr></table>	Income Level	Units	Very Low	268	Low	96	Total BMR	364	Market	3	Total Units	367	<div>City Council study session on development program held on January 18, 2022. City Council authorized release of RFP and declared properties exempt surplus on June 21, 2022. Request for proposals issued June 22, 2022. Six proposals received on August 5, 2022. City Council selected EAH Housing as first choice developer on November 15, 2022 and authorized City Manager to execute Exclusive Right to Negotiate Agreement with EAH. EAH presented park expansion options to Parks and Recreation Committee on March 15, 2023. Community meeting held at Christie Park on March 25, 2023. Presentation to Housing Committee April 5, 2023; to Pedestrian Bicycle Advisory Committee May 1, 2023; Public Art Committee May 11, 2023. Community meeting held at Public Market May 30, 2023. Planning Commission study session held July 27, 2023. Review by Housing Committee August 2, 2023; Community meeting at Christie Park held September 16, 2023; review by Bicycle Pedestrian Advisory Committee October 2, 2023; by Parks and Recreation Committee October 18, 2023. Planning Commission 2nd study session held December 14, 2023. City Council approved 1st reading of ordinance approving Lease Disposition and Development Agreement January 16, 2024, 2nd reading approved February 6, 2024..</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, 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>	Renovation of former single-family residential unit into Group Residential facility with 12 rooms.	Application is incomplete; Planning Commission study session deferred until required information is submitted.	Jean Williams Owner's Representative (913) 593-8703 jwilliams@abconstruction.net						
<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	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.	Elias Horat Creates Cool LLC (415) 299-2722 elias@createscool.com
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><div>New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Extremely Low</td><td>23</td></tr><tr><td>Very Low</td><td>22</td></tr><tr><td>Low</td><td>22</td></tr><tr><td>Total BMR</td><td>67</td></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>68</td></tr></table></div>	Income Level	Units	Extremely Low	23	Very Low	22	Low	22	Total BMR	67	Market	1	Total Units	68	<div>The City Council authorized release of an RFP for senior or intergenerational affordable housing on September 17, 2019. On July 21, 2020 the City Council selected EAH Housing as the first choice developer and authorized execution of an ERN. ERN executed October 29, 2020. Senate Bill 591, which allows for fully integrated intergenerational housing developments, signed into law on September 28, 2021. Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022. EAH held a community meeting on April 12, 2022. The Commission on Aging reviewed proposed programming and service providers on May 11, 2022. EAH submitted SB330 application on May 31, 2022. Second Planning Commission study session and action on General Plan Conformity finding held July 28, 2022. LDDA (1st reading) and determination of “exempt surplus” approved by the City Council on July 19, 2022, second reading approved on September 6, 2022. LDDA executed October 26, 2022. SB35 application submitted November 1, 2022. Community Development Director approved on December 5, 2022.</div>	<div>Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org Valerie Bernardo City of Emeryville (510) 596-4354 vbernardo@emeryville.org</div>
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
Total BMR	67																
Market	1																
Total Units	68																

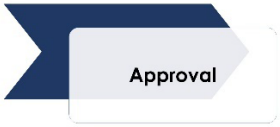



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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact												
3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 Map No. 20 <div><div>Processing</div></div> Status: Processing - 50%	Demolition 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. <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	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.	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net
Income Level	Units														
Very Low	44														
Low	45														
Total BMR	89														
Market	1														
Total Units	90														
Adeline Sites 3602 Adeline Street and 1122 36 th Street TBD Map No. N/A <div><div>Pre-Application</div></div> Status: Pre-Application - 25%	<u>TBD</u>	Properties acquired by the former Emeryville Redevelopment Agency using low and moderate-income housing funds. City Council study session held April 5, 2022 regarding potential development and disposition. On July 19, 2022 City Council authorized release of an RFP for development as an affordable housing project and declaring the property “exempt surplus”. State HCD approved exempt surplus designation August 18, 2022. RFP released July 20, 2022, City received one response to RFP by August 5, 2022 deadline. City rejected proposal due to inconsistency with RFP goals. A new RFP for a ownership project <u>reviewed</u> by the Housing Committee on August 2, 2023. City Council authorized release of RFP for ownership project on January 16, 2024.	<u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> vbernardo@emeryville.org												



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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
OTHER			
Bay Center Life Science Building 6445 Christie Avenue <u>UPDR22-002</u> Map No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022. Second Planning Commission study session held December 8, 2022. Third Planning Commission study session held July 27, 2023. Planning Commission approved August 24, 2023.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com
EmeryStation Overland 1580 62 nd Street <u>UPDR21-001</u> Map No. 9  Status: Plan Check - 25%	New 300,000 square foot lab building and 496 space parking garage.	Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com



<p>Emeryville Center of Innovation Vicinity of 53rd and Hollis Streets FDP19-002 Map No. 14</p>   <p>Status 14b1: Approval - 100% Status 14b2: Construction - 25% Status 14b8a: Construction - 75% Status 14b8b: Construction - 75% Status 14b14: Construction - 75%</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.</p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com</p>
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Project Name, Location, File Number, Map Number, Status	Description, Housing Summary	History	Contact
Bay Street Grocery Store 5615 Bay Street FDP21-002 Map 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.	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



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



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	TOTAL
PERMITS ISSUED													
Building Permits	19	25	20	12	13	10	13	20					132
Plumb., Elec., Mech.	27	45	35	26	23	9	26	17					208
Fire	7	8	7	19	9	1	5	4					60
MON. TOTALS	53	78	62	57	45	20	44	41	0	0	0	0	
										FISCAL YEARLY TOTAL			400
VALUATION													
Residential	\$195,982	#####	\$818,283	\$606,302	\$199,270	\$63,900	\$168,500	\$430,415					\$6,720,248
Sub Permits	\$323,223	\$318,882	\$806,976	\$394,080	\$380,899	\$38,388	\$290,195	\$258,553					\$2,811,196
Commercial	#####	#####	\$3,133,340	\$1,027,321	\$647,392	\$237,344	\$3,601,415	\$3,223,595					\$20,942,228
MON. TOTALS	#####	#####	\$4,758,599	\$2,027,703	\$1,227,561	\$339,632	\$4,060,110	\$3,912,563	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$30,473,672
FEES COLLECTED													
General Plan	#####	#####	\$15,818.20	\$9,070.01	\$6,052.29	\$2,076.14	\$21,183.26	\$21,239.05					\$137,664.36
Building Standards Admin	\$219.00	\$436.00	\$151.00	\$88.00	\$63.00	\$24.00	\$182.00	\$186.00					\$1,349.00
Technology Fee	\$5,122.14	\$7,245.84	\$3,136.64	\$1,814.00	\$1,210.46	\$415.23	\$4,236.66	\$4,247.81					\$27,428.78
Building Permit	#####	#####	\$24,049.17	\$13,378.09	\$8,004.56	\$3,182.70	\$29,800.57	\$32,168.50					\$206,163.14
Plan Review	#####	#####	#####	\$22,446.91	\$36,995.05	\$19,154.80	\$31,150.41	\$25,589.09					\$660,851.72
Energy Review	\$3,125.94	\$3,226.96	\$86,944.61	\$3,314.47	\$5,297.68	\$2,199.73	\$1,533.44	\$2,215.31					\$107,858.14
Electrical Permit	\$6,383.10	#####	\$4,864.24	\$4,979.30	\$2,012.68	\$920.00	\$7,577.86	\$8,016.18					\$46,069.23
Plumbing Permit	\$5,399.42	\$7,988.10	\$3,789.02	\$1,755.05	\$1,405.90	\$184.00	\$5,634.32	\$6,465.29					\$32,621.10
Mechanical Permit	\$4,451.85	\$8,187.86	\$3,619.40	\$2,672.30	\$1,764.90	\$203.88	\$5,519.51	\$4,552.33					\$30,972.03
S.M.I.P.	\$1,364.66	\$2,593.77	\$696.79	\$343.55	\$234.54	\$84.50	\$1,039.01	\$999.57					\$7,356.39
Microfiche	\$289.78	\$495.59	\$222.18	\$138.53	\$67.56	\$24.26	\$306.32	\$291.97					\$1,836.19
Fire Dept. Fees	\$9,772.32	#####	\$19,408.50	\$6,855.00	\$9,050.65	\$2,610.00	\$13,419.67	\$21,586.04					\$117,072.96
Sewer Connection	\$6,282.00	#####	\$30,216.50	\$5,600.00	\$3,149.00	\$0.00	\$1,396.00	\$1,475.00					\$73,513.00
Transportation Facility*	\$6,131.25	\$0.00	\$0.00	\$0.00	\$0.00	\$329,220.00	\$0.00	\$0.00					\$335,351.25
School	\$0.00	#####	\$11,705.52	\$8,094.72	\$2,484.72	\$0.00	\$0.00	\$0.00					\$46,924.08
Art Public Places	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,120.10					\$49,502.40
Parks & Recreation*	\$5,473.98	\$0.00	\$0.00	\$0.00	\$0.00	\$787,896.00	\$0.00	\$0.00					\$793,369.98
Affordable Housing*	\$5,061.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$5,061.96
Other : (WMP, AMMR)	\$2,990.00	\$4,910.00	\$3,989.00	\$4,065.00	\$5,663.00	\$2,263.00	\$3,313.00	\$4,490.00					\$31,683.00
MON. TOTALS	#####	#####	#####	\$84,614.93	\$83,455.99	#####	\$126,292.03	\$165,642.24	\$0.00	\$0.00	\$0.00	\$0.00	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014										FISCAL YEARLY TOTAL			\$2,712,648.71