

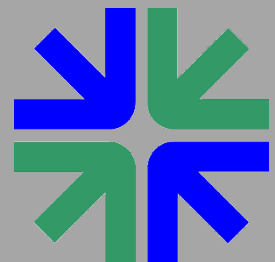


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

OCTOBER 2024

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of October 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 October 4th, the Emeryville Celebration of the Arts Annual Exhibition was opened and a large crowd attended this much-loved event, this year held at Public Market. On October 15th, the City Council approved the acquisition of a wood sculpture by Roberto Gastelumendi as the City's annual purchase award. This highly-detailed totem is a piece of remarkable craftsmanship, and will be installed in the lobby at City Hall in early 2025.
- The Art Center Advisory Group met twice in October: on the 10th and the 29th, to review the results of a study conducted by LMS Architects as subconsultant to Art Is Luv / Jean Johnstone Consulting. This study sought to compare the feasibility of developing the art center as adaptive reuse of the existing building at 4060 Hollis Street versus new construction. The results of the study were somewhat surprising, revealing nominal cost differences between the approaches and minor differences in embodied carbon (i.e. sustainability) over the life cycle of the project. Furthermore, construction costs were found to far exceed the funding currently available for the project. Consequently the Art Center Advisory Group recommended retaining the services of a consultant to assist with capital fundraising plan for the project, and development of the project as new construction. These recommendations will be considered by the City Council at a study session in November.
- On October 15th, the City Council approved an amendment of the Affordable Housing Agreement for Avalon Senior Apartments. This amendment, which made minor changes to the affordability levels in the project, was necessary to accommodate the developer's application for refinancing of the project. The refinancing is necessary to ensure the financial sustainability of this project, which is an important housing resource for Emeryville seniors.
- In October, the Building Division issued Certificates of Occupancy for three restaurants, two of which are new to Emeryville (MuMu Hot Pot and Chipotle) and one major remodeling (Honor Kitchen & Cocktails). A Certificate of Occupancy was also issued for Prolific Machines, which is a biotechnology company that uses light to control cell functions.
- On October 31st, the City received its first application for residential solar installation through the online instant permitting system launched in late September. The system, provided in partnership with Symbium and Information Technology staff, allowed the City to comply with State law (SB 379) which requires most California cities and counties to implement online residential solar permitting. The new system verifies building code compliance and initiates permits in real time for residential solar systems of 38.4 kilowatts or less, and is accessed through the [City's website](#).

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

October 1 ([video](#)):

- Authorized the execution of an amendment to the contract with West Coast Code Consultants for fire prevention plan review and amending the budget concurrently ([staff report](#))

October 15 ([video](#))

- Authorized the exercising an option to extend the contract with IPS Group for continued administration of the paid parking program ([staff report](#))
- Adopted the second reading of an ordinance amending the Planning Regulations pertaining to Accessory Dwelling Units ([staff report](#))
- Authorized the execution of an amendment of the regulatory agreement with Avalon Senior Housing for the Avalon Senior Housing project ([staff report](#))
- Approved a waiver from the noise ordinance for Upside Foods for weekend work at 6201 Shellmound Street ([staff report](#))
- Approved the purchase of “Lanzón de Chavin Totem”, artwork by Roberto Gastelumendi, for the Annual Purchase Award, and designating works by William Schwob and Jeannie O’Connor as first and second honorable mentions, respectively ([staff report](#))

Planning Commission

The October meeting of the Planning Commission was cancelled.

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

Public Art Committee (PAC)

October 3

- Recommended the City Council select “Lanzón de Chavin Totem”, a 9’ totem pole constructed of white oak and mixed hardwoods in 2019 by Roberto Gastelumendi, to be mounted in the City Hall Lobby and that City Council acknowledge first honorable mention of William Schwob’s “Past Future Figure” and second honorable mention of Jeannie O’Connor’s “Curved Wall”.

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

Housing Committee

The October meeting of the Housing Committee was cancelled due to the lack of a quorum.

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 will be held November 20, 2024.

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

Development Coordinating Committee

October 9

- Update from Public Works on Capital Improvement Projects including:
 - Interstate 80/Powell Street interchange transit access improvements (HOV/bus lane)
 - Doyle Slow Streets Phase III

Community Development Items with Committees Staffed by Other Departments

Budget and Governance Committee – October 1

- Discussed advisory committee composition
- Discussed Below Market Rate (BMR) tenant recertification process and documentation requirements
- A discussion of a potential tenant's right to counsel policy was postponed to a later meeting due to a lack of time

PLANNING DIVISIONMajor 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>		
Major – 1295 67th	Tesla collision center	Resubmitted 10/21. Study session to be scheduled.
<i>Design Review</i>		
Minor – 4053 Harlan	Window replacement in significant structure	Submitted 10/22
<i>Master Sign Program</i>		
Center of Innovation/Emery Yards	Amendment to existing sign program	Denied 10/23
Powell Street Plaza	New master sign program	Resubmitted 10/23

Signs		
Minor – 5684 Bay	“Bay House” signage	Approved 10/24
Minor – 4510 Hubbard	The Emery directional signage	Incomplete 10/23
Minor – 5695 Bay	“Red Door Escape Rooms” sign	Approved 10/18
Minor – 1900 Powell	“Spaces” sign	Resubmitted 10/17
Minor – 5959 Shellmound	“Sweetgreen” signage	Approved 10/11
Subdivision		
1030 45th	Four-unit condo conversion	Resubmitted 10/22
1270 64th	Two-unit condo conversion	Resubmitted 10/5
Sidewalk Café Permit		
5959 Shellmound	Sweetgreen sidewalk café	Incomplete 10/18
Temporary Use Permit		
3838 Horton	Home Depot tree lot	Submitted 10/18
5905 Shellmound	Celebration of the Arts	Approved 10/1
Zoning Compliance		
5780 Hollis	Parc on Powell ADUs (5)	Pending 10/24
Business License	Various	Approx. 6 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		52
Total valuation		\$2.5
Fees collected		\$87k
Plan review extensions		3
Permit expiration renewals		4
Inspections		156
	Major projects	77 (49% of total)
	Other projects	79 (51% of total)
Fast Track Plan Check		
	Same day	14
	Two-week	25
	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/The Lab (No. 16): Building 1-31 (“The Lab”) received final inspection of phase I (level 1 lab space and level 2 office) in September 2023, while phase II (additional level 2 office and level 3 lab space) received final inspection in May 2024. In August 2024 the final phase of

adaptive reuse for the warm shell received a final. The Developer filed for a fourth Temporary Certificate of Occupancy extension for the four residential buildings (B; B1; C and D) in April 2024, through October 2024.

- Bay Street Grocery Store (No. 15): Building shell is 100% complete, final inspection signoff is pending completion of the plaza improvements. In May 2024 the Building Division held a presubmittal meeting with the design team for the future tenant Tokyo Central Marketplace. In October, plan review continues with building permit issuance pending.
- 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. Waterproofing and construction defect testing phase continues.

Major Projects Anticipated

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

- Public Market Parcels A, B and F (Map No. 10); Plan review continues for Parcel B lab tower, open space, pavilion, and Parcel A garage.
- EmeryStation Overland (Map No. 9); 1567 63rd Street, building plan review extension granted in October. EmeryStation V 1601-1607 63rd Street, demolition permit ready for issuance.

Major Tenant Improvements

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

- Upside Foods “Project Tetris” 3 Phase tenant improvement – 6201 Shellmound Street, Phase 1, 2, 3 permits approved, inspections continue. Valuation \$19.5 million.

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>
ECAP 3610 San Pablo Avenue	Tenant improvement
Upside Foods 6201 Shellmound Street, Project Tetris	Tenant Improvement

2100 Powell Street, 12th Floor	Electrical upgrades
5534 Beaudry Street, Units C & D	New detached structure with (2) ADUs
Capstone Orthopedics 5980 Horton Street Suite 105 -	Tenant improvement
Emery Villa 4320 San Pablo Avenue	Photo Voltaic Solar
5534 Beaudry Street, Units C & D	New detached structure with (2) ADUs
4 Admiral Drive #B428	Kitchen and bath remodel
EmeryStation V 1601-1607 63rd Street	Demolition 1601-1607 63rd Street
Tokyo Central Marketplace - 5603 Bay Street	T.I. grocery store
Emery Cove Marina 3300 Powell Street	Parking lot light standard replacements
3629 Adeline Street	Kitchen and bath remodel
Triangle Court, Building D 1036-1069 45th Street	Exterior deck, stair and ramp repairs
BMR Building 144563 Horton Street	Install pay stations at (E) parking garage
Watergate Condos 2 Admiral Dr to 6 Commodor Drive	Balcony repairs at 6 buildings
4208 Adeline Street	SFR rooftop solar and energy storage system
The Yards Building 2 5555 Hollis Street	Occupancy for ground floor café and back of house
1420 45th Street, Unit 37	Remodel live work unit and rebuild mezzanine

Projects Completed/Nearing Completion

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

- 21 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)
- BioMade, Tenant Improvement 1900 Powell Street (TCO)
- Prolific Machines, 6400 Hollis Street, Suite 1, (CO)
- Mumu Hot Pot, 5699 Bay Street (CO)
- Chipotle, 5761 Christie Avenue (CO)
- Honor Bar and Kitchen, 1407-1411 Powell Street (CO)

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	41
Telephone contacts	39
Email correspondence	43
In-office meetings	4
Inspections	47
Notices of Violation or Request for Inspections	13
Administrative Citations	N/A

Additional Code Enforcement administrative activities included:

- Assisted Public Works in the development of the Little Library program
- Worked with Alameda County Health on tobacco enforcement process

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	2
	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	4
	Active Minimum Wage/Paid Sick Leave cases	6
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$5,396
	Meter revenue	\$12,122
	Citation revenue	\$ 6,965.80

	<i>Total revenue</i>	\$34,483
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	32
	Private development art forecast, est. value	\$9M
	Art installations (Private development,):	1
<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	1
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	0
	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	0
	Rental property manager trainings	1
	Rental desk audits	0
	Eviction notices received	108
	<i>General/Other</i>	
	Homeless outreach contacts/visits	10
	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, approx. 99% BMRs leased
Intergenerational Affordable Housing	18	Continued meetings with developer regarding financing options
Nellie Hannon Gateway	21	Construction continued

Other Policy and Program Activities**Economic Development**

The Emeryville Amtrak Station is the subject of several real estate agreements executed in the early 90's, which call for the transfer of the station from Wareham to the Redevelopment Agency to Amtrak. Due to the dissolution of the Redevelopment Agency and other issues, the transaction has been complex and difficult to close. Agreements have been under negotiation since late 2018. The agreements were approved by the City Council on September 17th, after which Amtrak requested a survey of the properties to be conveyed. In October, a contract was executed with a surveying firm for this work, and the survey work commenced.

The Art Center Advisory Group convened on October 10th and October 29th to review the results of a feasibility study on the adaptive reuse of the existing building at 4060 Hollis Street. The Group concluded that the community's needs would be best served by implementing the Art Center as new construction, rather than reusing the existing building, and recommended the City engage a consultant specializing in capital fundraising to assist with developing a funding plan for the project. This recommendation will be forwarded to the City Council at a study session in November.

On October 11th, EDH staff supported Finance Department and City Attorney staff in a rating call with Standard & Poor's for the upcoming issuance of refunding bonds. The call was exceptionally successful, with the Successor Agency receiving an upgrade from AA- to AA.

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 extended the application deadline from September 30 to October 14. Information on the program can be found on the [City's website](#).

The First Home Emeryville down payment assistance program launched in September, and the City received high interest in the program with over 270 applications. 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

Homelessness

EDH staff attended an introductory meeting with the Alameda County Leadership Academy team assigned to the City of Emeryville. The topic to be researched by the team is whether and how Cities' responses to homelessness have changed since the Grants Pass decision by the Supreme Court, and what best practices are being implemented by other jurisdictions.

Public Art

40th Streetscape Public Art – The PAC reviewed the Selection Panel's recommendation from the interviews the panel conducted on August 27 and made a recommendation for the selection of Sijia Chen's proposal after reviewing proposals from five finalists. This recommendation will be before the City Council on November 19th. Finalists' proposals and samples remain on display at City Hall and will be in place until the City Council's action.

Public Art Pocket Map – The newly published Public Art Pocket Map was released in early October in time for distribution at the Emeryville Celebration of the Arts Exhibition and the Harvest Festival. The 10,000 maps will be distributed to cafes, hotels, City facilities and RCCD partners, as well as other venues throughout the city. Online presentation of a GIS map of all the City's Public Art will be available by December 2024.

Sharon Wilchar Bus Shelter Art – This program's seventh phase is underway, with Artist Jess Cook's works installed in September, artist Erin Fong' work will be prepared for printing in December for installation in January, and Phase VIII's Request for Proposals (RFP) is under development. In November, the PAC will consider a new online application process for the next round of artists to be considered for commission and the composition of the Selection Panel. The RFP is expected to be released in January 2025.

Visual Art Grants – Sean Griffin's "Breaking Ground" installation was celebrated on October 16, 2024. All but one of the remaining grant recipients are under contract. Rachel Wolf-Goldstein's "Red Rising" and Chris Granillo's mural on the railroad facing side of EmeryTech are planned for installation in November with final design underway in October. Also in October, Juan Lopez submitted photographs of the mosaic he has fabricated and plans to install in November, and Packard Jennings' works are expected to be installed in Spring 2025.

Other Public Art Installations - In October ,BCSP Hollis Property LLC installed four metal folded works by Benicia Gantner mounted on the wall in a hallway off the lobby of 6401 Hollis in compliance with the Art In Public Places Ordinance. .

Rotten City Cultural District –In October, the Rotten City Cultural District (RCCD) -curated a joint show of at least half a dozen artists featured in the Emeryville Celebration of Arts annual exhibition, as well as having a work previously selected by the City for the Annual Purchase Award in the RCCD gallery space at 5606 Bay Street. The show opened October 11th to promote the Emeryville Celebration of the Arts Exhibition to the numerous visitors to Bay Street and to highlight the City’s collection in a more highly visible area. The show will close on November 17th. Additionally, a [new RCCD residency program](#) was released in October, with applications due December 1, 2024.

RCCD mini-grant awardees concluded in October include:

- Vickie Jo Sowell – four weekend events “Placemaking in Nature” at Big Daddy’s Garden with Judith Blankman, Praba Pilar, Wanda Stewart, and Deborah Angyo Gorman, Christina Berteau, and Rafael J. Gonzales – August- October
- Michael Murphy – an exhibition of a retrospective of his work in Emeryville as his work progressed over multiple decades - September – October 2024
- Musicians with Keys to the City– provided musicians to back up the poetry reading at the Celebration of the Arts annual Ekphrastic poetry event

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.
- Musicians with Keys to the City– a series of additional experimental music performances
- Erin Fong – two workshops for the public to make letter press cards at the RCCD space in Bay Street in December

Additionally, RCCD sought artists for a winter market at Bay Street in November and December.

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>	
N/A	
<i>Building</i>	
International Code Council Code Development	10/21
<i>Economic Development & Housing</i>	
RCCD Contractor District Tour for Project Improvement Opportunities	10/1
2024 Purchase Award Selection Panel	10/3
ECA Art Show Opening	10/4
BPAC Update on 40 th Streetscape Public Art Project	10/7
SB 1 Technical Assistance with SF Estuary Partnership	10/10
ACTAC Meeting	10/3

Art Center Advisory Group	10/10 and 10/29
City collaboration with SF Estuary Partnership Monthly Check-in for Emeryville Crescent Sea Level Rise Adaptation Planning, Launch of Tribal and Community Stakeholder Visioning and OLU Subregional Collaboration, and SB 1 Grant Submission	10/15, 10/30, and 10/31
RCCD Partners Meeting at ECA	10/16
Alameda County and City-Level Arts Partnership Monthly Meeting	10/16
Mural Reveal at Rising Sun	10/16
Placer.ai Kickoff	10/21
EOC Tabletop Review	10/23
Northern CA Public Art Administrator Network Meeting and Tour of Santa Rosa Public Art	10/25
PEERS Practitioners Networking Event	10/28

City Council Candidate Orientations

Community Development Department staff provided presentations at two orientation sessions arranged for candidates for City Council: a City-wide overview was held on October 4th, and a “deep dive” focused on Community Development and Public Works was held on October 9th. These sessions are designed to help provide general information on the duties of each City department and provide contacts for candidates who request additional information.


Emergency Operations Training

On October 23rd, Community Development Department staff participated in a “table top exercise” held in the City’s Emergency Operations Center. The low-stress, conversational format of this training is intended to introduce staff members to their roles and responsibilities in the Emergency Operation Center.

Instant Solar Permitting

California SB 379 requires most California cities and counties to implement online residential solar permitting with a population of 50,000 or less must comply with this by September 30, 2024. On September 30, 2024 and with the support of Information Technology staff, the Building Division launched instant online permitting through Symbium. The new platform will verify code compliance and initiate permits in real time for a residential solar energy system that is no larger than 38.4 kilowatts, and is available through the [City’s website](#).

Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
October 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.	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.
October 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><div>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received demolition permit application for existing buildings on August 1, 2022. Preparation of environmental review documents continues_</div></div>	<div><div>Lauren Krause</div><div>5801 Christie Owner (DE) LLC</div><div>c/O Oxford Properties Group</div><div>(310) 508-0870</div><div>lkrause@oxfordproperties.com</div></div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
Total BMR	16																
Market	78																
Total Units	94																



Community Development Department
Status of Major Development Projects
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October 2024

Project Name, Location, File Number, 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>No. 21</div></div><div><div><div></div><div>Construction</div></div></div><div>Status: Construction - 75%</div></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. The City Council approved a noise waiver for the project on September 3, 2024.</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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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
RESIDENTIAL AND LIVE/WORK PROJECTS																	
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div>Construction</div></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>Approval</div></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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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%

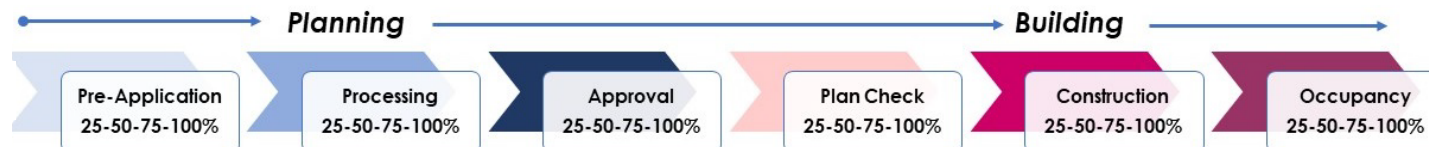
Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.

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:



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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 (707) 205-7605 richkidentinc@gmail.com</div>
Income Level	Units										
Market	4										
Removed units	4										
Net Units	0										



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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><div>Intergenerational Affordable Housing</div><div>4300 San Pablo Avenue</div><div>ZC22-001</div><div>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. Application for extension of A-1 bond funding submitted May 2024.</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, 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, City solicited for real estate brokerage firms to represent the City in the sale of the property.	<u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> vbernardo@emeryville.org
OTHER			
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



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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
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 <u>approved October 2, 2024</u> .	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.</p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com</p>
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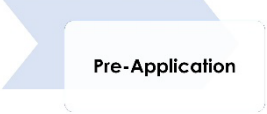


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Bay Street Grocery Store 5603 Bay Street FDP21-002 No. 15  Status: Construction - 75%	Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B.	Pre-application 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	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



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October 2024

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
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. <u>Art Center Advisory Group 4th and 5th meetings held October 10 and 29, 2024.</u>	Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	TOTAL
PERMITS ISSUED													
Building Permits	28	17	11	20									76
Plumb., Elec., Mech.	39	14	20	28									101
Fire	12	5	6	4									27
MON. TOTALS	79	36	37	52	0	0	0	0	0	0	0	0	
										FISCAL YEARLY TOTAL			204
VALUATION													
Residential	\$307,875	\$513,527	\$40,800	\$1,453,066									\$2,315,268
Sub Permits	\$277,894	\$51,531	\$106,100	\$71,579									\$507,104
Commercial	#####	\$486,941	\$3,182,031	\$962,321									\$9,909,003
MON. TOTALS	#####	\$1,051,999	\$3,328,931	\$2,486,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$12,731,375
FEES COLLECTED													
General Plan	#####	\$5,682.88	\$17,283.76	\$10,802.83									\$61,388.58
Building Standards Admin	\$241.00	\$74.00	\$158.00	\$94.00									\$567.00
Technology Fee	\$5,523.81	\$1,136.56	\$3,456.74	\$2,160.56									\$12,277.67
Building Permit	#####	\$9,092.73	\$27,824.22	\$14,459.06									\$95,299.89
Plan Review	#####	#####	\$15,689.22	\$26,832.25									\$193,207.55
Energy Review	\$843.72	\$22,082.04	\$1,690.38	\$2,496.69									\$27,112.83
Electrical Permit	\$5,413.32	\$1,883.46	\$4,476.62	\$2,568.36									\$14,341.76
Plumbing Permit	\$6,377.56	\$1,243.92	\$3,147.57	\$2,017.72									\$12,786.77
Mechanical Permit	\$2,712.73	\$830.14	\$2,848.85	\$1,425.18									\$7,816.90
S.M.I.P.	\$1,498.03	\$352.17	\$943.40	\$435.35									\$3,228.95
Microfiche	\$389.20	\$43.50	\$269.97	\$76.10									\$778.77
Fire Dept. Fees	\$6,620.76	#####	\$9,377.32	\$15,199.50									\$1,088,761.02
Sewer Connection	\$2,488.00	\$2,506.00	\$9,308.00	\$5,032.00									\$19,334.00
Transportation Facility*	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
School	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Other : (WMP, AMMR)	\$3,306.00	\$5,372.00	\$3,818.00	\$3,795.00									\$16,291.00
MON. TOTALS	#####	#####	#####	\$87,394.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										FISCAL YEARLY TOTAL			\$1,553,192.69
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													