

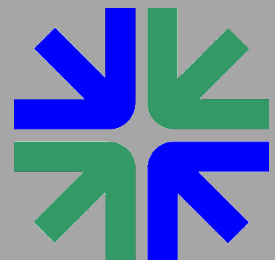


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

SEPTEMBER 2024

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of September 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 September 3rd, the City Council authorized the acquisition of 1245 Powell Street, currently occupied by Boyd's Auto Body. This property is adjacent to an existing City park and its availability represented an extraordinary opportunity to expand the park in fulfillment of several City General Plan and Parks Strategic Plan policies. Funds used for acquisition will be Parks Development Impact Fees, which are fees paid by developers of projects to allow the City to enhance and expand its park system. The transaction is scheduled to close in January 2025 after which the City will commence environmental remediation activities and planning for the park expansion.
- On September 17th, the City Council approved the first reading of an ordinance amending the Planning Regulations relating to Accessory Dwelling Units ("ADUs"). As reference in the [August 2024 Monthly Report](#), these changes bring the City's ADU ordinance into compliance with state law and their final form was shaped by thoughtful consideration of the Planning Commission, staff and the community. State laws around ADUs have changed nearly annually for the past seven years, resulting in complex regulations that Cities must comply with. Ultimately, the changes make the permitting of ADUs easier for applicants and will result in increased housing supply.
- On September 17th, the City Council authorized the execution of five separate agreements, all pertaining to the Emeryville Amtrak Station. This transaction, which has roots in agreements dating to the early 1990s, was extraordinarily complex due to the number of parties involved and the dissolution of the Emeryville Redevelopment Agency in 2012. Negotiations have been ongoing since 2018, and the City Council's action represented a major milestone in the resolution of this transaction, which will ensure that the City and former Agency fulfill their obligations while maintaining the properties' use as an essential intermodal transportation facility.
- On September 30th, the City launched an online instant permitting system for the installation of roof-mounted solar panels. 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

September 3 Special Meeting ([video](#)):

- Appointed members to various advisory committees and commissions, including the appointment of Robert Rivera and Maia Small to the Planning Commission ([staff report](#)), and Scott Donahue, James Durham, Fran Quittel and Mary Lou Thiercof to the Economic Development Advisory Committee ([staff report](#))

September 3 ([video](#)):

- Adopted a proclamation honoring outgoing City Manager Paul Buddenhagen for his service to the City.
- Appointed Adam Politzer as Interim City Manager ([staff report](#))
- Authorized the execution of the annual agreement with Alameda County for administration of the Community Development Block Grant Program ([staff report](#))
- Accepted the Quiet Zone project as complete ([staff report](#))
- Authorized the execution of a License Agreement with Bay Area Community Services for the temporary use of 4300 San Pablo Avenue as transitional housing ([staff report](#))
- Granted a noise waiver for the Nellie Hannon Gateway Project at 3600 San Pablo Avenue ([staff report](#))
- Authorized the acquisition of 1245 Powell and appropriated Park Impact Fee funds for the purchase ([staff report](#))
- Established the property tax levy rate for Fiscal Year 2025 for the Measure C Affordable Housing Bonds ([staff report](#))

September 17 Special Study Session ([video](#)):

- Held a study session on the Local Hazard Mitigation Plan update ([staff report](#))

September 17 ([video](#)):

- Adopted the first reading of an ordinance amending the Planning Regulations pertaining to Accessory Dwelling Units ([staff report](#))
- Authorized the execution of five agreements relating to the Emeryville Amtrak station and platform properties ([staff report](#))

Planning Commission

September 26 ([video](#)):

- Commissioner Maia Small was sworn in
- Discussed an application for Conditional Use Permit for a Tesla collision center proposed at 1295 67th Street. The item was continued to a date uncertain ([staff report](#))
- Held a study session on the Local Hazard Mitigation Plan updates ([staff report](#))

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

Public Art Committee (PAC)

September 12

- Recommended the City Council select artist Sijia Chen for the 40th Streetscape Public Art Project, per the Selection Panel's recommendation, and asked City Council to review all of the finalists' submittals
- Recommended the 2024 Public Art Map as presented with final images and the Rotten City Cultural District Partners included - to be printed and distributed with final copy edits
- Recommended the Selection Panel members and alternates for the 2024 Purchase Award

The next meeting of the PAC is scheduled for October 3, 2024 which will occur at the ECA exhibition and the PAC will be asked to make a recommendation for the 2024 Purchase Award and possible other venues for City-purchased works through a lending program. The following meeting will be November 14, 2024 when the consultant teams assisting with Art Center project advancement and the Rotten City Cultural District are both anticipated to provide updates.

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

Housing Committee

The Housing Committee's next meeting is scheduled for October 2, 2024.

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

Economic Development Advisory Committee

September 18.

- Elected Mary Lou Thiercof Chair and David Kritzberg Vice Chair
- Heard a presentation from Bridgegood on their programs that launch careers for designers of color in technology fields
- Received an update from 510 Media on marketing program implementation
- Discussed the Clipper BayPass pilot program

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 September DCC meeting was cancelled.

Community Development Items with Committees Staffed by Other Departments

None this period.

PLANNING DIVISION

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.

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	PC hearing 9/26 – continued to date uncertain.
Minor – 4514 Hollis	Enliven furniture store	Approved 9/4
<i>Design Review</i>		
Minor – 5519 Beaudry	Single unit development	Incomplete 9/16
<i>Master Sign Program</i>		
Center of Innovation/Emery Yards	Amendment to existing sign program	Submitted 9/16 – PC study session on 12/12
<i>Signs</i>		
Minor – 5959 Shellmound	“Sweetgreen” signage	Resubmitted 9/25
Minor – 1900 Powell	“Spaces” sign	Incomplete 9/10
Minor – 5684 Bay	“Bay House” signage	Resubmitted 9/18
Minor – 4510 Hubbard	The Emery directional signage	Incomplete 9/27
<i>Subdivision</i>		
1030 45th	Four-unit condo conversion	Submitted 9/17
<i>Sidewalk Café Permit</i>		
5959 Shellmound	Sweetgreen sidewalk café	Resubmitted 9/25
<i>Temporary Use Permit</i>		
5905 Shellmound	Celebration of the Arts	Submitted 9/20
<i>Zoning Compliance</i>		
5780 Hollis	Parc on Powell ADUs (5)	Incomplete 9/18
5519 Beaudry	Detached and attached ADUs	Incomplete 9/16
<i>Business License</i>	Various	Approx. 12 approvals

BUILDING DIVISION

Permit, Inspection, Plan Check Activity

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

The following table summarizes this month's activities:

Activity	Sub-type	Quantity
Permits issued		37
Total valuation		\$3.2m
Fees collected		\$100k
Plan review extensions		1
Permit expiration renewals		5
Inspections		141
	Major projects	56 (47% of total)
	Other projects	75 (53% of total)
Fast Track Plan Check		
	Same day	8
	Two-week	30
	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 September, 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 80% completed. The roof assembly has been completed and solar infrastructure is in place. Waterproofing and construction defect testing phase is now underway.

- Emeryville Center of Innovation (No. 14):
 - Building 2: The building is 100% complete, final inspection sign-off was granted in late July 2024.
 - Building 14: The garage building is 100% complete, a certificate of occupancy was granted in August 2024.

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, plan review continues.

Major Tenant Improvements

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

- Upside Foods “Project Tetris” 3 Phase tenant improvement – 6201 Shellmound Street, Phase 1, 2 permits approved, inspections continue. Phase 3 permit application under review; valuation \$16.8 million (\$19.5 million total).

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>
PG&E 4525 Hollis Street	WRF Paving Project Revisions: reduced scope of work
Sweetgreen 5959 Shellmound Street, Suite 85	Tenant Improvement
Trader Joe's 5700 Christie Avenue	Signage
Spec Lab 5959 Horton Street, Suite 450	Tenant Improvement
1030 to 1032 1/2 45th Street	Condo conversion of (4) SFRs
Stanford Health 5800 Hollis Street	Revisions: reduced scope of work
Counter Culture Coffee 1329 64th Street	Coffee roaster addition

6221 Hollis Street	Electrical improvements revision - As-Builts
EmeryStation V 1601-1607 63rd Street	Demolition 1601-1607 63rd Street
Tokyo Central Marketplace - 5603 Bay Street	T.I. grocery store
1236 53rd Street, Unit B	Remodel - convert bedroom into full bathroom

Projects Completed/Nearing Completion

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

- 19 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)
- Miniso Tenant Improvement, 5645 Bay Street (TCO)
- Finless Foods, 1250 53rd Street, Suite 4 (CO)
- Prolific Machines, 6400 Hollis St, Suites 2, 3, 4, 5, 6, 8 (CO)

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	51
Telephone contacts	35
Email correspondence	40
In-office meetings	3
Inspections	40
Notices of Violation or Request for Inspections	15
Administrative Citations	N/A

Additional Code Enforcement administrative activities included:

- Identified vendors for the graffiti abatement program.

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	3
	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	\$5,075
	Meter revenue	\$10,269
	Citation revenue	\$14,535
	<i>Total revenue</i>	\$29,879
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	33
	Private development art forecast, est. value	\$9M
	Art installations (Private development, Cultural District & Visual Arts Grants):	3
<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	1
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	0
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	

	Initial tenant approvals	2
	Rental property manager trainings	1
	Rental desk audits	0
	Eviction notices received	26
	<i>General/Other</i>	
	Homeless outreach contacts/visits	17
	Correspondence with residential developers	0

Active BMR Rental Projects

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

Other Policy and Program Activities

Economic Development

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

Staff attended the "Meet the Regulators" event produced by biotechnology business association Biocom on September 10th. The meeting was held at Foundry31 (at the border of Berkeley and Emeryville) and featured speakers from CalOSHA, Alameda County Environmental Health, and the City of Berkeley. These meetings are designed to provide an opportunity for staff at biotechnology companies to learn about local regulations and for local jurisdictions to likewise learn from the industry on their needs.

On September 19th, staff attended the ribbon cutting event for the Bay Street Plaza improvements, produced by CenterCal. This well-attended event celebrated the new public spaces constructed in conjunction with the new grocery store at Bay Street, and featured a new public art installation by Hybycozo. Mayor Courtney Welch and Assemblymember Bonta provided remarks.

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 before the end of the year.

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. Information on the program can be found at [Emeryville Down Payment Assistance \(hellohousing.info\)](#).

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

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

Staff continued discussions with the owners of two BMR Rental Projects (EmeryVilla and Avalon Senior) about the upcoming refinancing of their projects.

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 in November. 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 – On September 12, the PAC reviewed and endorsed publishing the map in early October in time for distribution at the Emeryville Celebration of the Arts and the Harvest Festival as well as venues throughout the city, including City facilities, hotels, and cafes.

Sharon Wilchar Bus Shelter Art – This program’s seventh phase is underway, with Artist Jess Cook’s works installed in September. In November, the PAC will consider a new application process for the next round of artists to be considered for commission

Visual Art Grants – In September, Sean Griffin’s “Breaking Ground” was installed, with a celebration planned for 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 expected in October or November. Juan Lopez and Packard Jennings works remain outstanding.

Other Public Art Installations - In September, CenterCal Properties unveiled .Hybycozo’s “Temescal Waterdrop” at Bay Street and welcomed a new mural by Ayse Koker at Saucy Asian.

Rotten City Cultural District –In September, the Rotten City Cultural District (RCCD) -curated a retrospective of RCCD minigrant recipient Michael Murphy’s works in the RCCD gallery space at 5606 Bay Street. The murals commissioned during the RCCD Block Party in were completed in September, with highly visible works by Emeryville artists Will Brown and Mila Moldenhawer. In October, the RCCD Gallery will highlight artists with works previously purchased by the City through the Annual Purchase Award 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 trafficked area. Additionally, a new RCCD residency program will be released in October, with applications due December 2, 2024.

RCCD mini-grant awardees include:

- DJ Walt Digz – Cuban Salsa Outdoor Dance Social in park, plaza, or any other available outdoor space –August and one other event
- Vickie Jo Sowell – four weekend events “Placemaking in Nature” at Big Daddy’s Garden with Judith Blankman, Praba Pilar, Wanda Stewart, and Deborah Angyo Gorman, Christina Berteau, and Rafael J. Gonzales – August- October
- Michael Murphy – an exhibition of a retrospective of his works in collaboration with the Emeryville Historical Society for a display of historic changes in Emeryville as his work progressed. September 2024
- Imari Mubarak (cheflee) and James Whalen and Gavin Grant - musicians performing for the public in an immersive projection mapped installation piece. – October
- Musicians with Keys to the City with Wareham Development – a series of five experimental music performances at 5858 Horton Street’s foyer as a "Lunchtime Low-volume Experimental Series" – November
- Erin Fong – two different workshops: Color Connection Workshop and Letter Press and Paint Event - December

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>	
Alameda County Planning Directors Monthly Meeting	9/13
<i>Building</i>	
<i>Economic Development & Housing</i>	
Alameda County Urban County Technical Advisory Committee	9/5
Alameda County Land Use Criteria Meeting	9/5
Alameda County Analysis of Impediments of Fair Housing Meeting	9/10
ACTC Call for Projects Webinar	9/12
City collaboration with SF Estuary Partnership Monthly Check-in for Emeryville Crescent Sea Level Rise Adaptation Planning	9/17
Bay Street South Bayfront Plaza and Art Opening	9/19
East Bay Housing Organization Regional Policy Committee	9/19
RCCD Partners Meeting at Bay Street	9/18
AC Collaborative Monthly Meeting	9/23
Alameda County Housing Portal Steering Committee	9/23
Annual Advisory Body Orientation	9/23
Public Art Tour with Berkeley Public Art Coordinator	9/24
Alameda County Analysis of Impediment of Fair Housing Meeting	9/27


Permit Tracking Software Upgrade

The City is seeking a software upgrade that will provide a robust and easy-to-use online permitting process for residents and contractors, improve efficiency of permit processing (plan reviews, inspections, etc.) and improve ability to provide periodic reporting. With the assistance of Information Technology staff, Building and Planning staff attended additional demonstrations from two software providers on September 5th and 17th.

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.
September 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.
September 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
Updated information is indicated by underlined text.
September 2024

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<div><div>Nellie Hannon Gateway</div><div>3600 San Pablo Avenue</div><div>ZC20-002</div><div>No. 21</div><div><div></div><div>Construction</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 <u>approved a noise waiver for the project on September 3, 2024.</u></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>Baker Metal Live/work</div><div>1265 65th Street</div><div>UP07-09, DR07-15</div><div>No. 2</div></div><div><div><div></div><div>Construction</div></div></div><div>Status: Construction - 25%</div></div>	<div><div>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>17</td></tr><tr><td>Total Units</td><td>17</td></tr></table></div>	Income Level	Units	Market	17	Total Units	17	<div>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot high wall at east side submitted on December 2, 2021, approved on June 23, 2022, and issued on August 3, 2022.</div>	<div>Sasha Shamszad</div> <div>MRE Commercial</div> <div>(510) 849-0776</div> <div>sshamszad@yahoo.com</div>								
Income Level	Units																
Market	17																
Total Units	17																
<div><div><div>Multi-Unit Residential Project</div><div>1225 65th Street</div><div>UPDR15-001</div><div>No. 3</div></div><div><div><div></div><div>Approval</div></div></div><div>Status: Approval - 100%</div></div>	<div><div>New 24-unit residential building, all 2- and 3-bedroom units.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>1</td></tr><tr><td>Low</td><td>1</td></tr><tr><td>Moderate</td><td>2</td></tr><tr><td>Total BMR</td><td>4</td></tr><tr><td>Market</td><td>20</td></tr><tr><td>Total Units</td><td>24</td></tr></table></div>	Income Level	Units	Very Low	1	Low	1	Moderate	2	Total BMR	4	Market	20	Total Units	24	<div>Planning Commission `study sessions held March 26, 2015 and October 22, 2015. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021. Two-year extension, to December 9, 2024, approved by Planning Commission on January 26, 2023.</div>	<div>Moshe Dinar, AIA</div> <div>(510) 759-2133</div> <div>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>4-Unit Replacement</div><div>1271 64th Street</div><div>UPDR21-005</div><div>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, Number, Status	Description, Housing Summary	History	Contact												
<div>Christie Sites</div> <div>5890, 5900 and 6150 Christie Avenue No. 11</div> <div><div><div></div><div>Processing</div></div></div> <div>Status: Processing - 75%</div>	<div>364 affordable units and 3 market rate managers’ units in three eight-story buildings with an 8,350 square foot expansion of Christie Park, including a basketball court.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>268</td></tr><tr><td>Low</td><td>96</td></tr><tr><td>Total BMR</td><td>364</td></tr><tr><td>Market</td><td>3</td></tr><tr><td>Total Units</td><td>367</td></tr></table>	Income Level	Units	Very Low	268	Low	96	Total BMR	364	Market	3	Total Units	367	<div>City Council study session on development program held on January 18, 2022. City Council authorized release of RFP and declared properties exempt surplus on June 21, 2022. Request for proposals issued June 22, 2022. Six proposals received on August 5, 2022. City Council selected EAH Housing as first choice developer on November 15, 2022 and authorized City Manager to execute Exclusive Right to Negotiate Agreement with EAH. EAH presented park expansion options to Parks and Recreation Committee on March 15, 2023. Community meeting held at Christie Park on March 25, 2023. Presentation to Housing Committee April 5, 2023; to Pedestrian Bicycle Advisory Committee May 1, 2023; Public Art Committee May 11, 2023. Community meeting held at Public Market May 30, 2023. Planning Commission study session held July 27, 2023. Review by Housing Committee August 2, 2023; Community meeting at Christie Park held September 16, 2023; review by Bicycle Pedestrian Advisory Committee October 2, 2023; by Parks and Recreation Committee October 18, 2023. Planning Commission 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</div> <div>(510) 596-4354</div> <div>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><div>Group Residential</div><div>5876 Doyle Street</div><div>UPDR20-003</div><div>No. 13</div></div><div><div>Processing</div></div></div> <div>Status: Processing - 50%</div>	<div>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</div>	<div>Application is incomplete; Planning Commission study session deferred until required information is submitted.</div>	<div>Jean Williams</div> <div>Owner's Representative</div> <div>(913) 593-8703</div> <div>jwilliams@abconstruction.net</div>						
<div><div><div>Duplex Conversion</div><div>1291 55th Street</div><div>UPDR21-007</div><div>No. 17</div></div><div><div>Plan Check</div></div></div> <div>Status: Plan Check - 100%</div>	<div>Conversion of existing single-family home into two units with additional floor area.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>1</td></tr></table>	Income Level	Units	Market	1	Total Units	1	<div>Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021. Planning Commission approved on January 27, 2022. Received building permit application on June 30, 2022; approved building permit on August 31, 2023.</div>	<div>Elias Horat</div> <div>Creates Cool LLC</div> <div>(415) 299-2722</div> <div>elias@createscool.com</div>
Income Level	Units								
Market	1								
Total Units	1								



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


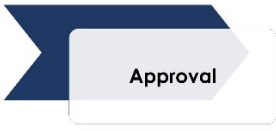


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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<div><div><div>3637 Adeline Supportive Housing</div><div>3637 Adeline Street</div><div>ZC21-005</div><div>No. 20</div></div><div><div>Processing</div></div></div> <div>Status: Processing - 50%</div>	<div>Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>44</td></tr><tr><td>Low</td><td>45</td></tr><tr><td>Total BMR</td><td>89</td></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>90</td></tr></table>	Income Level	Units	Very Low	44	Low	45	Total BMR	89	Market	1	Total Units	90	<div>Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.</div>	<div>Ali Kashani</div> <div>RB Adeline LLC</div> <div>(510) 385-1340</div> <div>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 received May 29, 2024.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com



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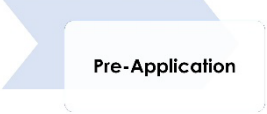


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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Bay Street Grocery Store 5615 Bay Street FDP21-002 No. 15  Status: Construction - 75%	Construction of new 48,500 square foot grocery store with rooftop 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. <u>Ribbon cutting event for plaza improvements and public art installation held September 19, 2024</u>	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



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September 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.	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										56
Plumb., Elec., Mech.	39	14	20										73
Fire	12	5	6										23
MON. TOTALS	79	36	37	0	0	0	0	0	0	0	0	0	
										FISCAL YEARLY TOTAL			152
VALUATION													
Residential	\$307,875	\$513,527	\$40,800										\$862,202
Sub Permits	\$277,894	\$51,531	\$106,100										\$435,525
Commercial	#####	\$486,941	\$3,182,031										\$8,946,682
MON. TOTALS	#####	\$1,051,999	\$3,328,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$10,244,409
FEES COLLECTED													
General Plan	#####	\$5,682.88	\$17,283.76										\$50,585.75
Building Standards Admin	\$241.00	\$74.00	\$158.00										\$473.00
Technology Fee	\$5,523.81	\$1,136.56	\$3,456.74										\$10,117.11
Building Permit	#####	\$9,092.73	\$27,824.22										\$80,840.83
Plan Review	#####	#####	\$15,689.22										\$166,375.30
Energy Review	\$843.72	\$22,082.04	\$1,690.38										\$24,616.14
Electrical Permit	\$5,413.32	\$1,883.46	\$4,476.62										\$11,773.40
Plumbing Permit	\$6,377.56	\$1,243.92	\$3,147.57										\$10,769.05
Mechanical Permit	\$2,712.73	\$830.14	\$2,848.85										\$6,391.72
S.M.I.P.	\$1,498.03	\$352.17	\$943.40										\$2,793.60
Microfiche	\$389.20	\$43.50	\$269.97										\$702.67
Fire Dept. Fees	\$6,620.76	#####	\$9,377.32										\$1,073,561.52
Sewer Connection	\$2,488.00	\$2,506.00	\$9,308.00										\$14,302.00
Transportation Facility*	\$0.00	\$0.00	\$0.00										\$0.00
School	\$0.00	\$0.00	\$0.00										\$0.00
Art Public Places	\$0.00	\$0.00	\$0.00										\$0.00
Parks & Recreation*	\$0.00	\$0.00	\$0.00										\$0.00
Affordable Housing*	\$0.00	\$0.00	\$0.00										\$0.00
Other : (WMP, AMMR)	\$3,306.00	\$5,372.00	\$3,818.00										\$12,496.00
MON. TOTALS	#####	#####	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										FISCAL YEARLY TOTAL			\$1,465,798.09

* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014