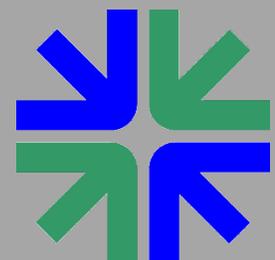


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

OCTOBER 2025

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of October 2025. 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:

- October was the City's inaugural Arts and Culture Month, produced by the Rotten City Cultural District. The program included numerous events in diverse media, all celebrating the City's extraordinary arts community. Gallery openings, tours, events, streetlight banners and the installation of a marquee sculpture all occurred as part of Arts and Culture Month. Many thanks to Community and Economic Development Coordinator Amber Evans for her work in coordinating this complex and successful project.
- On October 7th, the City Council adopted the first reading of the ordinances adopting the 2025 Building Code and Fire Code. This process, which occurs every three years, establishes the building standards for the City including local amendments. The second reading of the ordinances is anticipated on November 18, and the codes become effective on January 1, 2026.
- Work continued through October on implementing and training for the new permitting software provided by Tyler. This work spans multiple departments and includes intensive-all day sessions to configure the software. This work will continue into 2026.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

October 7 (video)

- Received a quarterly update on strategic plan projects and initiatives
- Adopted the first reading of two ordinances amending the Emeryville Municipal Code to adopt the 2025 California Building Code ([staff report](#))

October 21 (special meeting video) (regular meeting video)

- Special Meeting: Made appointments to various advisory committees ([staff report](#))
- Accepted the donation of *Murmuration's*, an original artwork by Salma Arastu ([staff report](#))
- Approved a noise waiver for one night of work on December 4th to December 5th, 2025, for work at Total Wine & More at 3938 Horton Street ([staff report](#))
- Approved the 2025 Annual Purchase Award: *Search Party* and *Spinnaker* by Steve Senter and acknowledged Cy Bowers' *Fortuna in the City*, *Capricio of Love* as the honorable mention ([staff report](#))

Planning Commission

October 23 (video)

- Approved a Conditional Use Permit for the Berkeley Emergency Storm Shelter at 4300 San Pablo Avenue ([staff report](#))
- Held a study session on proposed amendments to bicycle parking requirements ([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)

October 2 (Special Meeting)

- Recommended awardee for the 2025 Annual Purchase Award

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

Housing Committee

The October 1 meeting of the Housing Committee was cancelled.

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

Economic Development Advisory Committee (EDAC)

The next meeting of the EDAC is scheduled for November 19.

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

Development Coordinating Committee (DCC)

The October 29 meeting of the DCC was cancelled

Community Development Items with Committees Staffed by Other Departments

- Bicycle/Pedestrian Advisory Committee, October 7: Proposed Changes to Required Bicycle Parking Calculations (Planning)
- Transportation and Sustainability Committee, October 14: Proposed Changes to Required Bicycle Parking Calculations (Planning)
- ECCL Program Committee October 30: Purchase Award Coordination (EDH)

PLANNING DIVISION

Major Projects Table.

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

TOP PRIORITY Strategic Plan Initiative: Sutter Health Development

Multi-Year Goal: Dynamic and Growing Businesses

A contract for preparation of an EIR for the Sutter project was approved by the City Council on July 1st, and since then staff has awaited a full application submittal from Sutter. In October, staff and the applicant met to discuss circulation aspects of the project.

For additional detail and historical information, see the Major Projects table

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 – 4300 San Pablo | Berkeley Emergency Storm Shelter | Approved at PC hearing 10/23. |
| <i>Design Review</i> | | |
| Minor – 1890 Powell | Benihana exterior improvements | Approved 10/6. |
| Minor – 5679 Horton | MPE building and landscaping | Approved 10/17. |
| Minor – 5683 Bay | Storefront upgrade | Approved 10/28. |
| Minor – 1264 Ocean | New two-unit use | Incomplete 10/6. |
| Minor – 5872 Beaudry | Raise basement and expand home | Resubmitted 10/24. |
| <i>Sign Permit</i> | | |
| Minor – 4349 San Pablo | Planet Fitness signs | Approved 10/6. |
| Major – 1890 Powell | Benihana signage | Incomplete 10/30. |
| <i>Temporary Use Permit</i> | | |
| 5743 Horton | Clay with your food event | Approved 10/6. |
| 3838 Hollis | Home Depot Christmas tree lot | Approved 10/29. |
| 4076 Halleck | Custom manufacturing use | Incomplete 10/30. |
| <i>Zoning Compliance Letter</i> | | |
| 1270 Ocean | Detached ADU | Incomplete 10/14. |
| 5872 Beaudry | Detached ADU and JADU | Resubmitted 10/24. |
| <i>Business License</i> | Various | Approx. 11 approvals |

Long Range Planning

Strategic Plan Initiative: General Plan Update

Multi-Year Goal: Livable, Safe and Vibrant Community

Update of the General Plan entails a 5-8 year process with intensive work by multiple departments. Staff proposes commencing this work in FY27

Strategic Plan Initiative: Update Development Impact Fees

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In October, the consultant continued their work analyzing the City's existing fee programs, including through meetings with Public Works and Community Services staff held on October 16.

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 | | \$2.7m |
| Fees collected | | \$85k |
| Plan review extensions | | 2 |
| Permit expiration renewals | | 1 |
| Fast Track Plan Check | Same day | 13 |
| | Two-week | 35 |
| | Expedited requests* | 1 |
| Waste Management Plan Reviews | | 6 |

**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.

- Bay Street Grocery Store (No. 15): Building shell is 100% complete, final inspection approval is pending completion of the plaza improvements and remaining conditions of approval. Tenant Tokyo Central Marketplace's building permit for tenant improvements was issued on February 12, 2025. As of September, tenant improvement construction is approximately 80% complete. Staff anticipates a TCO will be requested in December 2025.
- Nellie Hannon Gateway (No. 21): The project is substantially complete with temporary certificate of occupancy granted on September 11. Tenant improvements for ECAP passed final inspection on October 30. Building staff anticipates a Final CO to be issued in November 2025.

Major Projects Anticipated

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

- EmeryStation Overland; 1567 63rd Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63rd Street, demolition permit was issued in November 2024.
- Athan Magannas multifamily development; 1225 65th Street, 4-story residential, 24 units; Valuation \$5.2 million. Second review of plans completed July 2025. Corrections needed for third review. No additional activity in October 2025.

Major Tenant Improvements

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

- Planet Fitness, tenant improvement, 4349 San Pablo Avenue; \$2M Valuation; Permit Issued on September 3, 2025. In October, approximately 70% of the construction work was complete. Public Art will be installed in December 2025.

Projects Completed/Nearing Completion

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

- ECAP Food Pantry at Nellie Hannon Gateway, , 3610 San Pablo Avenue (Final Inspection)

Building Administration/Miscellaneous

Staff participated in panel interviews for the City of Dublin Chief Building Official recruitment on October 2. Participation in these types of panels is useful to help inform the City’s recruitment processes; the City is currently recruiting for the Chief Building Official role.

Strategic Plan Initiative: Building Code Cycle Update

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

The City Council adopted the first reading of the ordinance adopting the updated Building and Fire Codes on October 7. The second reading is scheduled for the November 18 City Council meeting.

Code Enforcement

Code Enforcement activities in the current month included:

| | |
|---|-----|
| Cases/correspondence on abatement | 63 |
| Telephone contacts | 59 |
| Email correspondence | 76 |
| In-office meetings | 3 |
| Inspections | 37 |
| Notices of Violation or Request for Inspections | 12 |
| Administrative Citations | N/A |

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

Overview

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

Note: blue highlights indicate relationship to Strategic Plan

| | | |
|-----------------------------|---|---|
| <i>Economic Development</i> | | |
| | Business assistance correspondence | 1 |
| | Brokers/owners correspondence | 2 |
| | Prospective business inquiries | 2 |
| | New business outreach/welcome visits | 0 |
| <i>Labor Standards</i> | | |
| | Fair Workweek inquiries | 0 |
| | Active Fair Workweek cases | 0 |
| | Minimum Wage/Paid Sick Leave inquiries | 1 |
| | Active Minimum Wage/Paid Sick Leave cases | 1 |

| | | |
|-----------------------------|--|----------------|
| <i>Paid Parking Program</i> | | |
| | ParkMobile revenue | \$8,510 |
| | Meter revenue | \$13,294 |
| | Citation revenue | \$15,925 |
| | Total revenue | \$37,729 |
| | <i>Average Program expense for period.</i> | \$36,100 |
| <i>Public Art</i> | | |
| | Private development sites w/art, monitoring | 24 |
| | Private development art forecast, est. value | \$8.8M |
| | Art installations | 3 + 50 banners |
| <i>Affordable Housing</i> | <i>Homeownership Programs</i> | |
| | Active ownership BMR transactions | 2 |
| | Ownership subordination agreements pending | 0 |
| | First Time Emeryville loan applications pending | 0 |
| | Active First Home Emeryville Conditional Approvals | 2 |
| | First Time Homebuyer Loan Closings | 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 | 47 |
| | Rental property manager trainings | 1 |
| | Rental desk audits | 0 |
| | Eviction notices per address received | 63 |
| | <i>General/Other</i> | |
| | Homeless outreach contacts/visits | 20 (est.) |
| | Correspondence with residential developers | 2 |

Active BMR Rental Projects

| Name | Activity |
|---|--|
| EmeryStation Overland/Hollis Street Building | No substantive activity, Affordable Housing Agreement pending negotiation |
| Christie Avenue Sites (aka Perennial) | See Strategic Plan Initiative update, below |
| The Emery | BMR lease-up continued, all but one BMR leased |
| Intergenerational Affordable Housing (4300 San Pablo) | See Strategic Plan Initiative update, below |
| Nellie Hannon Gateway | Construction is complete, TCO issued September 11, review of tenant applications ongoing |

Other Policy and Program Activities

Economic Development

Strategic Plan Initiative: Art Center Project

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In October, staff began periodic meetings with fundraising consultant CCS, and CCS began the process of interviews and scheduling focus groups to inform their development of the fundraising strategy.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In October, staff awaited a response from Alameda County Environmental Health on the draft Voluntary Remedial Action Agreement.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

On September 17, the EDAC reviewed a program outline and recommended the City Council approve the program. Staff anticipates bringing the program to the City Council in November.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

In October, 510 Media continued development of the program website, and staff provided feedback on drafts.

Strategic Plan Initiative: Economic Development Outreach – Ongoing

Multi-Year Goal: Dynamic and Growing Businesses

Please see the table above for staff contacts with prospective businesses, new business, existing businesses seeking assistance, and property owners/real estate brokers on available sites. Additionally, staff held meetings with the general managers of each of the five hotels to discuss a potential change to the transient occupancy tax.

On October 3, staff attended the East Bay Economic Development Alliance (East Bay EDA) tour of Upside Foods' Emeryville facility. This production facility, located at 6201 Shellmound Street, is the largest cultivated meat plant in the world.

On October 11, staff facilitated the grand opening and ribbon cutting for Face Foundrie at 5655 Bay Street..

Affordable Housing

Strategic Plan Initiative: 4300 San Pablo Affordable Housing

Multi-Year Goal: Livable, Safe and Vibrant Community

The project's developer, In October EAH, continued to work with staff to determine a financing strategy and identify funding sources.

Strategic Plan Initiative: Christie Sites Affordable Housing (The Perennial)

Multi-Year Goal: Livable, Safe and Vibrant Community

Staff continued to meet with the developer to discuss financing options/progress.

Strategic Plan Initiative: First Home Emeryville

Multi-Year Goal: Livable, Safe and Vibrant Community

The First Home Emeryville down payment assistance program launched in September 2024, and the City received high interest in the program with over 270 applications. Three First Home Emeryville loans have closed. Two applicants have an active conditional approval of funds and are in the process of finding homes to purchase.

Strategic Plan Initiative: Accessible Living Initiative

Multi-Year Goal: Livable, Safe and Vibrant Community

All six borrowers completed work under the EALI program in June. Staff submitted for and awaits reimbursement of the grant funds that supported this program (Prohousing Incentive Program).

Strategic Plan Initiative: Housing Element Implementation (short term)

Multi-Year Goal: Livable, Safe and Vibrant Community

Staff continued to work on a variety of Housing Element programs. Below is an update on three programs underway.

Program A. Affordable Housing Program

The City Council approved the consultant contract on July 15th for this grant-funded effort. In October, the consultant continued work on an inclusionary zoning policy landscape and peer city survey.

Program EE. Resident Engagement

Recommendations on advisory committee composition were discussed at a study session of the City Council on September 2nd. The City Council recommended the staff amend the advisory committee compositions as proposed. The final proposed changes is anticipated to go to City Council for approval in November.

Program MM. Monitor Changes in Federal/State Housing, Planning & Zoning Laws

Staff continued to monitor the California legislature and updated the housing legislation tracking report as bills moved through the legislative process.

Strategic Plan Initiative: Tenant Protection Updates

Multi-Year Goal: Livable, Safe and Vibrant Community

Staff continued its work on a variety of tenant stabilization policy options. The policy topics staff are currently working on 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 Organize**
- **Modifications to the BMR Rental Guidelines**

As noted above, the City secured a \$250,000 Transit Oriented Communities Planning and Implementation Housing Policies grant to support: 1) the development and implementation of an inclusionary zoning policy, and 2) to expand protections in the just cause eviction, and tenant anti-harassment components of the City's Residential Landlord and Tenant Relations Ordinance. These funds will support some of staff's work on tenant stabilization policies. In June, staff obtained a proposal from a consultant to assist staff with the tenant protection policy work. Project kick-off occurred in September and the consultant continued to work on their best practices and peer city review in October.

Strategic Plan Initiative: Measure C Bond Programs

Multi-Year Goal: Livable, Safe and Vibrant Community

See the updates for First Home Emeryville, 3600 San Pablo Avenue, 4300 San Pablo and Christie Sites affordable housing project, which are funded by Measure C programs. Staff began drafting the program guidelines for the Rental Rehab Program.

Public Art**Strategic Plan Initiative: Cultural District Programs**

Multi-Year Goal: Livable, Safe and Vibrant Community

The Rotten City Cultural District (RCCD) of Emeryville had its inaugural annual Art and Culture Month in October 2025. The month was capped by three temporary art gallery openings and month long shows, nine public art and cultural tours, a marquee event at Jered's Pottery, RCCD sponsored activities at the City Harvest Festival, and a 13 person artist and curator panel to inform artists on how to gain commissions. The month was kicked off at the opening night of the Emeryville Celebration of the Arts' 39th exhibition at the Emeryville Public Market, open until October 26, and followed with an opening each Friday of the month. On the second Friday, artists employed by Pixar Animation Studios opened *Beyond the Lamplight* as the inaugural show of the Emeryville Celebration of the Arts' space at Gallery 4509, open until November 14. On Friday, October 17, the Stamped and Approved Art Show, was held, illustrating how public art works are commissioned and produced, and the design process.

In addition to the three shows, *Clay with your Food* at Jered's Pottery mixed the culinary arts with the ceramic arts, while pottery, music and dance were combined with visual arts at special events at the Emeryville Celebration of the Art's exhibition – each highlighting the synergies possible in a cultural district rich with diverse arts. The nine tours were thematically linked across the City, and collectively illustrated the breadth and depth of art works publicly available City wide, including stories told of the artworks' origin, purpose or a glimpse into the creator that made the work. Brand new works such as Packard Jennings' bird house sculptures on the northern greenway and Patric O'Neil's new mural at the Sherwin Garden at the end of the southern greenway were installed and celebrated as part of Art and Culture Month. Salma Arastu's *Murmuration's* was installed in City Hall. Additionally, 50 banners celebrating the RCCD, designed by two local artists, Cesar Cueva and Basma Masood, were installed throughout the District. All events and marketing were supported, and in some instances curated, by ABG Art Group, the contractor implementing the RCCD. ABG Art Group's Trent Thompson's new sculpture, representing the RCCD's motto 'From Rotten City to fertile ground' will be installed in November at the Powell Hollis Intersection in Peladeau Park. A ribbon cutting event is scheduled for December 4, at 12:00 in coordination with the adjacent Sustainable Streets Project.

40th Streetscape Public Art - In October, artist Sijia Chen provided draft proposals for wayfinding imagery and the design for all of the public art project elements incorporating public comment from six workshops,... Final drafts incorporating the three different signage types were provided by October 24 and a survey was created for public review in October and November. The PAC will review in November, BPAC in December and TSC in January 2026.

The project includes at least 30 artworks made up of many laser-cut images in powder coated stainless steel attached to bus shelters, light poles, lean bars and fencing. Additionally, four thematically-related sculptures in new cul-de-sacs to be created in the streetscape project and an iconic logo for the project will be created which, if successful and more broadly applicable, perhaps will be incorporated into a future Citywide wayfinding project.

Sharon Wilchar Bus Shelter Art – This program’s eighth phase is underway, with artist Jennifer Mazzucco’s work displayed through December. Phase VIII’s artists were approved by the City Council on June 17, 2025. Additional artists recommended for Phase VIII are:

- Robert Ortbal,
- Stella Kalaw,
- Carrie Hott,
- Mila Moldenhawer,
- Ceci Bowman,
- Teresa Kalnoskas,
- Torrey Cummings
- Alla Agafonov

Layouts were developed for Robert Ortbal’s work in October for installation in January 2026.

Visual Art Grants – Public Works’ installation of Packard Jennings’ birdhouses, mimicking two famous buildings and Emeryville’s City Hall in three locations along the north Emeryville Greenway, occurred in October, 2025, and were debuted during a public art tour as part of Art and Culture Month, as noted above.

Work has begun for the 2026 Visual Art Grants, to be released in January with \$122,500 in funding for projects for the 2026 edition of the program.

2025 Purchase Award – Steve Senter’s *Spinnaker* and *Search Party* were purchased from the 29th Emeryville Celebration of the Arts Exhibition and approved by the City Council for installation at Building A at ECCL. A reception is planned for January 13, 2026.

Sustainability**Strategic Plan Initiative: Sea Level Rise Adaptation Planning**

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On September 30, the California Ocean Protection Council awarded the San Francisco Estuary Partnership (SFEP) and the Cities of Emeryville, Berkeley and Albany \$2.2 M for the development of each community's Regional Shoreline Adaptation Plan (RSAP). Sub agreements are not expected until 2026, with work beginning only after these are completed.

Staff joined a multiagency debriefing on the Bay Bridge Forward Project and a tour of the subterranean access to the Bay Bridge Toll Booths that has become disused with automation of the toll plaza.

Staff attended and presented on behalf of the SFEP at the State of the Estuary at the Scottish Rite Theater in Oakland, CA on October 28 and 29. The two-day workshop provided networking and educational opportunities related to groundwater uprising, data available for shoreline adaptation planning and artists using creative means to communicate risks and anxiety regarding sea level rise. SFEP's creative approach to visioning and collaborative regional planning in the Emeryville Crescent was a conference highlight for many attendees, as expressed to staff.

The State Coastal Conservancy is including the Emeryville shoreline as one of ten locations to be part of a cohort of projects to identify designs for living shoreline solutions adaptable to sea level rise, expected to result in 60% design development and further fundraising, starting in 2026. The RFP was released October 31, 2026 and responses are due December 4 with a contractor's workshop on November 14.

Other current adaptation initiatives include:

Feasibility Studies:

SFEP Emeryville Crescent Horizontal Living Levee (with TAC) announced June 11 and closed July 12, 2025.

Pilot Projects:

Army Corps of Engineers Shallow Water Sediment Placement (2028, pending funds)

Adaptation Alternatives Studies:

San Francisco Oakland Bay Bridge Adaptation Study (Caltrans) and TAC
Port of Oakland Frontline Community Assessment

ADMINISTRATION/OTHER**TOP PRIORITY Strategic Plan Initiative: Public Website***Multi-Year Goal: Resilient Organization and Employer of Choice***COMPLETE****Strategic Plan Initiative: Permit Tracking Software***Multi-Year Goal: Resilient Organization and Employer of Choice*

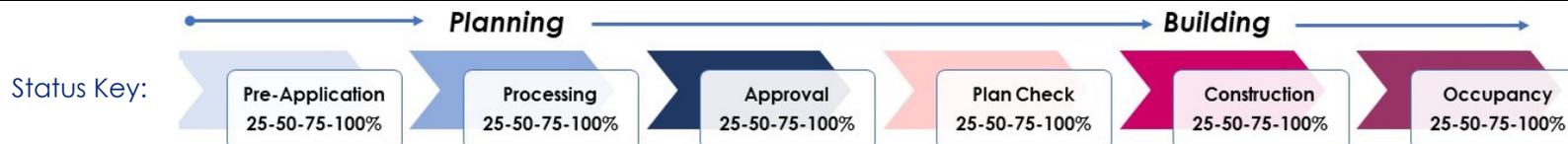
On October 1 and 2, staff from multiple departments participated in an all-day “fundamental practicum” sessions, and on October 15, 23, 24, 28, 29 and 30, “system setup” sessions were held to continue the implementation of the Tyler enterprise permitting software.

Department staff attended the following meetings with external parties for interagency coordination, training/education, and networking in the current month:

| | |
|---|----------|
| <i>Planning</i> | |
| Radio Beach/Toll Plaza Tunnel Site Walk with Caltrans | 10/6 |
| Bay Wheels City Call (regional bike share coordination) | 10/8 |
| Active Transportation Symposium | 10/22 |
| AC Housing Collaborative | 10/27 |
| <i>Building</i> | |
| <i>Economic Development & Housing</i> | |
| 2025 Purchase Award Selection Panel | 10/2 |
| East Bay Economic Development Alliance Upside Foods Tour | 10/3 |
| Toll Plaza Tunnel Tour | 10/6 |
| Bike Tour of Emeryville Quick Build transportation projects | 10/8 |
| CA Cultural Arts Council Statewide Update | 10/10 |
| AC PIT Jurisdictional Lead Meeting | 10/14 |
| SF Bay Living Shoreline Collaborative | 10/16 |
| East Bay RALS RFP Coordination with CA Coastal Conservancy | 10/24 |
| AC Collaborative Meeting | 10/27 |
| AC PIT Jurisdictional Lead Meeting | 10/28 |
| State of the Estuary Conference | 10/28-29 |
| ECCL Program Committee | 10/30 |
| AC City/County Homeless Working Group | 10/31 |

Community Development Department
Status of Major Development Projects
 Updated information is indicated by underlined text.
 October 2025

| Project Name, Location, File Number, Number, Status | Description, Housing Summary | History | Contact |
|---|---|--|--|
| MIXED USE PROJECTS | | | |
| <p>Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63rd Street FDP21-001 No. 10</p>  <p>Status: Approval - 100%</p> | <p>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.</p> | <p>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. All pending Building Permit Applications were allowed by the Developer to expire in December 2024. In March 2025, the developer initiated discussions on amendment of the Development Agreement to provide for the potential reinstatement of residential use for Parcel A. Planning Commission recommended approval of DA amendment on May 22, 2025. City Council adopted first reading of ordinance approving DA amendment on June 17, 2025, and the second reading on July 1, 2025</p> | <p>Nabihah Azim Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com</p> |



**Community Development Department
Status of Major Development Projects**
Updated information is indicated by underlined text.
October 2025

| Project Name, Location, File Number, Number, Status | Description, Housing Summary | History | Contact | | | | | | | | | | | | | | |
|--|---|--------------|---------|----------|---|-----|---|----------|---|------------------|-----------|--------|----|--------------------|-----------|---|---|
| <p>5801 Christie Mixed Use Project 5801-5861 Christie Avenue UPDR22-001 No. 12</p>  <p>Status: Processing - 50%</p> | <p>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.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <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><i>Total BMR</i></td> <td><i>16</i></td> </tr> <tr> <td>Market</td> <td>78</td> </tr> <tr> <td>Total Units</td> <td>94</td> </tr> </tbody> </table> | Income Level | Units | Very Low | 4 | Low | 5 | Moderate | 7 | <i>Total BMR</i> | <i>16</i> | Market | 78 | Total Units | 94 | <p>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received a demolition permit application for existing buildings on August 1, 2022. Both pending demolition permit applications expired as of October 2024. Preparation of environmental review documents continues. <u>In October 2025, the Property owner listed the site for sale.</u></p> | <p>Nabihah Azim5801 Christie Owner (DE) LLC c/O Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com</p> |
| Income Level | Units | | | | | | | | | | | | | | | | |
| Very Low | 4 | | | | | | | | | | | | | | | | |
| Low | 5 | | | | | | | | | | | | | | | | |
| Moderate | 7 | | | | | | | | | | | | | | | | |
| <i>Total BMR</i> | <i>16</i> | | | | | | | | | | | | | | | | |
| Market | 78 | | | | | | | | | | | | | | | | |
| Total Units | 94 | | | | | | | | | | | | | | | | |



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|---|--|---------------------|--------------|----------|----|--------------------|-----------|---|--|------------------|---|--------|----|--------------------|-----------|--|--|
| RESIDENTIAL AND LIVE/WORK PROJECTS | | | | | | | | | | | | | | | | | |
| Baker Metal Live/work 1265 65 th Street UP07-09, DR07-15 No. 2  Status: Construction - 25% | Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </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 | Community meeting 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. | Sasha Shamszad MRE Commercial (510) 849-0776 sshamszad@yahoo.com | | | | | | | | |
| Income Level | Units | | | | | | | | | | | | | | | | |
| Market | 17 | | | | | | | | | | | | | | | | |
| Total Units | 17 | | | | | | | | | | | | | | | | |
| Multi-Unit Residential Project 1225 65th Street UPDR15-001 No. 3  Status: Plan Check - 25% | New 24-unit residential building, all 2- and 3-bedroom units. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </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><i>Total BMR</i></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 | <i>Total BMR</i> | 4 | Market | 20 | Total Units | 24 | 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. Received Building Permit Application on November 26, 2024. Columnar ceramic artwork by John Toki is planned for the project | Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net |
| Income Level | Units | | | | | | | | | | | | | | | | |
| Very Low | 1 | | | | | | | | | | | | | | | | |
| Low | 1 | | | | | | | | | | | | | | | | |
| Moderate | 2 | | | | | | | | | | | | | | | | |
| <i>Total BMR</i> | 4 | | | | | | | | | | | | | | | | |
| Market | 20 | | | | | | | | | | | | | | | | |
| Total Units | 24 | | | | | | | | | | | | | | | | |



| <p>Ocean Lofts 1258 Ocean Avenue and 1257 Peabody Lane UP07-01, DR07-02, VAR07-01 No. 5</p>  <p>Status: Occupancy - 50%</p> | <p>Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>2</td> </tr> <tr> <td>Removed units</td> <td>1</td> </tr> <tr> <td>Net Units</td> <td>1</td> </tr> </tbody> </table> | Income Level | Units | Market | 2 | Removed units | 1 | Net Units | 1 | <p>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.</p> | <p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p> |
|--|--|---------------------|--------------|--------|---|---------------|---|------------------|----------|---|---|
| Income Level | Units | | | | | | | | | | |
| Market | 2 | | | | | | | | | | |
| Removed units | 1 | | | | | | | | | | |
| Net Units | 1 | | | | | | | | | | |

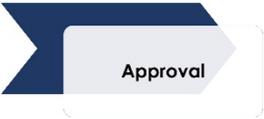


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|---|---|---------------------|--------------|--------|---|----------------------|---|------------------|----------|--|--|
| <p>4-Unit Replacement 1271 64th Street UPDR21-005 No. 7</p>  <p>Status: Plan Check - 100%</p> | <p>Construction of four new 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.</p> <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Market</td> <td>4</td> </tr> <tr> <td><i>Removed units</i></td> <td>4</td> </tr> <tr> <td>Net Units</td> <td>0</td> </tr> </table> | Income Level | Units | Market | 4 | <i>Removed units</i> | 4 | Net Units | 0 | <p>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.</p> | <p>Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com</p> |
| Income Level | Units | | | | | | | | | | |
| Market | 4 | | | | | | | | | | |
| <i>Removed units</i> | 4 | | | | | | | | | | |
| Net Units | 0 | | | | | | | | | | |



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| <p>Christie Sites 5890, 5900 and 6150 Christie Avenue No. 11</p>  <p>Status: Approval - 100%</p> | <p>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.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>268</td> </tr> <tr> <td>Low</td> <td>96</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>364</i></td> </tr> <tr> <td>Market</td> <td>3</td> </tr> <tr> <td>Total Units</td> <td>367</td> </tr> </tbody> </table> | Income Level | Units | Very Low | 268 | Low | 96 | <i>Total BMR</i> | <i>364</i> | Market | 3 | Total Units | 367 | <p>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. Comments provided and application resubmitted March 19, 2025. The entitlement application was approved on June 5, 2025.</p> | <p>Valerie Bernardo ,Economic Development and Housing Manager (510) 596-4354 vbernardo@emeryville.org</p> |
| Income Level | Units | | | | | | | | | | | | | | |
| Very Low | 268 | | | | | | | | | | | | | | |
| Low | 96 | | | | | | | | | | | | | | |
| <i>Total BMR</i> | <i>364</i> | | | | | | | | | | | | | | |
| Market | 3 | | | | | | | | | | | | | | |
| Total Units | 367 | | | | | | | | | | | | | | |



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| <p>Group Residential 5876 Doyle Street UPDR20-003 No. 13</p>  <p>Status: Processing - 50%</p> | <p>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</p> | <p>Application is incomplete; Planning Commission study session deferred until required information is submitted.</p> | <p>Jean Williams Owner's Representative (913) 593-8703 jwilliams@abconstruction.net</p> | | | | | | |
| <p>Duplex Conversion 1291 55th Street UPDR21-007 No. 17</p>  <p>Status: Plan Check - 100%</p> | <p>Conversion of existing single-family home into two units with additional floor area.</p> <table border="0" data-bbox="562 812 840 906"> <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 | <p>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. Issued Building Permit on May 14, 2025.</p> | <p>Elias Horat Creates Cool LLC (415) 299-2722 elias@createscool.com</p> |
| Income Level | Units | | | | | | | | |
| Market | 1 | | | | | | | | |
| Total Units | 1 | | | | | | | | |



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|---|---|--------------|---------|---------------|----|----------|----|-----|----|------------------|-----------|--------|---|--------------------|-----------|---|---|
| <p>Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 No. 18</p>  <p>Status: Approval - 100%</p> | <p>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.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <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><i>Total BMR</i></td> <td><i>67</i></td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>68</td> </tr> </tbody> </table> | Income Level | Units | Extremely Low | 23 | Very Low | 22 | Low | 22 | <i>Total BMR</i> | <i>67</i> | Market | 1 | Total Units | 68 | <p>The City Council authorized release of an RFP for senior or intergenerational affordable housing on September 17, 2019. On July 21, 2020 the City Council selected EAH Housing as the first choice developer and authorized execution of an ERN. ERN executed October 29, 2020. Senate Bill 591, which allows for fully integrated intergenerational housing developments, signed into law on September 28, 2021. Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022. EAH held a community meeting on April 12, 2022. The Commission on Aging reviewed proposed programming and service providers on May 11, 2022. EAH submitted SB330 application on May 31, 2022. Second Planning Commission study session and action on General Plan Conformity finding held July 28, 2022. LDDA (1st reading) and determination of “exempt surplus” approved by the City Council on July 19, 2022, second reading approved on September 6, 2022. LDDA executed October 26, 2022. SB35 application submitted November 1, 2022. Community Development Director approved on December 5, 2022. Application for extension of A-1 bond funding submitted May 2024 and approved by the Alameda County Board of Supervisors on October 8, 2024. In March 2025, the developer evaluated the potential for application to the HCD for Multi Family Housing Program (MHP) funding, for which applications are due April 15, 2025. On April 1, 2025, the City Council authorized a commitment of approximately \$12.7m to support the MHP application, and authorized amendment of the LDDA to adjust affordability levels to improve project feasibility. <u>In September 2025, staff was informed the application for MHP funding was unsuccessful.</u></p> | <p>Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@cahhousing.org Valerie Bernardo City of Emeryville (510) 596-4354 vbernardo@emeryville.org</p> |
| Income Level | Units | | | | | | | | | | | | | | | | |
| Extremely Low | 23 | | | | | | | | | | | | | | | | |
| Very Low | 22 | | | | | | | | | | | | | | | | |
| Low | 22 | | | | | | | | | | | | | | | | |
| <i>Total BMR</i> | <i>67</i> | | | | | | | | | | | | | | | | |
| Market | 1 | | | | | | | | | | | | | | | | |
| Total Units | 68 | | | | | | | | | | | | | | | | |



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| <p>3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 No. 20</p>  <p>Status: Processing - 50%</p> | <p>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.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>44</td> </tr> <tr> <td>Low</td> <td>45</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>89</i></td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>90</td> </tr> </tbody> </table> | Income Level | Units | Very Low | 44 | Low | 45 | <i>Total BMR</i> | <i>89</i> | Market | 1 | Total Units | 90 | <p>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.</p> | <p>Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net</p> |
| Income Level | Units | | | | | | | | | | | | | | |
| Very Low | 44 | | | | | | | | | | | | | | |
| Low | 45 | | | | | | | | | | | | | | |
| <i>Total BMR</i> | <i>89</i> | | | | | | | | | | | | | | |
| Market | 1 | | | | | | | | | | | | | | |
| Total Units | 90 | | | | | | | | | | | | | | |



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| <p>Adeline Sites 3602 Adeline Street and 1122 36th Street TBD No. N/A</p>  <p>Status: Pre-Application - 25%</p> | <p><u>TBD</u></p> | <p>Properties acquired by the former Emeryville Redevelopment Agency using low and moderate-income housing funds. City Council study session held April 5, 2022 regarding potential development and disposition. On July 19, 2022 City Council authorized release of an RFP for development as an affordable housing project and declaring the property “exempt surplus”. State HCD approved exempt surplus designation August 18, 2022. RFP released July 20, 2022, City received one response to RFP by August 5, 2022 deadline. City rejected proposal due to inconsistency with RFP goals. A new RFP for a ownership project reviewed by the Housing Committee on August 2, 2023. City Council authorized release of RFP for ownership project on January 16, 2024. City received no responses to RFP. In July through November 2024, City solicited for real estate brokerage firms to represent the City in the sale of the property, and negotiated a listing agreement in December 2024. The property was listed for sale in February 2025.</p> | <p><u>Valerie Bernardo</u> <u>City of Emeryville</u> <u>(510) 596-4354</u> vbernardo@emeryville.org</p> |
| <p>OTHER</p> | | | |



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|--|---|---|---|
| <p>Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8</p>  <p>Status: Approval - 100%</p> | <p>New 210,000 square foot lab building and 1,114 space parking garage.</p> | <p>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. <u>An application to extend the expiration date for the planning entitlements was approved by the Planning Commission on August 28, 2025.</u></p> | <p>Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com</p> |



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| <p>EmeryStation V (formerly Overland) 1567 63rd Street UPDR21-001 No. 9</p>  <p>Status: Plan Check - 25%</p> | <p>New 300,000 square foot lab building and 496 space parking garage.</p> | <p>Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023. Demolition permit (limited scope) application approved October 2, 2024. Issued Demolition permit for 1601-1607 63rd St Building on November 25, 2024. Demolition work completed on May 27, 2025 for 1601-1607 63rd St Building.</p> | <p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p> |



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|---|---|---|--|
| <p>Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets</p> <div data-bbox="109 435 386 553" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p align="center">Pre-Application</p> </div> <p>Status: Pre-Application - 50%</p> | <p>Amendment of former Novartis portion of Chiron Life Sciences Center Planned Unit Development to develop a hospital and medical office buildings in new and existing buildings totaling approximately 810,000 square feet and utilizing the existing parking structure with approximately 1,991 spaces.</p> | <p>See Monthly Progress Report of February 2025 for prior project history. In February, 2025, Sutter Health acquired the properties from BioMed Realty for future medical uses. Preliminary application received on April 3, 2025. City Council authorized contract with consultant for EIR preparation on July 1, 2025</p> | <p>Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org</p> |



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| Project Name, Location, File Number, Number, Status | Description, Housing Summary | History | Contact |
|--|---|--|---|
| <p>Bay Street Grocery Store 5603 Bay Street FDP21-002 No. 15</p>  <p>Status: Construction - 75%</p> | <p>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.</p> | <p>Pre-application submitted on July 7, 2021. Planning Commission study session held September 23, 2021. City Council study session held October 19, 2021. Planning Commission study session on revised design held January 27, 2022. Planning Commission approved on February 24, 2022, with condition that northern ramp to rooftop parking be removed and Bay Street not be open to motor vehicle traffic between Ohlone Way and surface parking lot south of grocery store. Received demolition permit application for the existing retail Building B and building permit application to relocate the existing AT&T utility hut on March 25, 2022. Issued demolition permit for existing retail Building B on May 10, 2022. Issued grading and ground improvements permit for the future grocery store on June 16, 2022. Building permit application for site improvements and to construct shell structure for future grocery store received on April 26, 2022 and issued on September 28, 2022. Building permit application for grocery store tenant improvements received on August 1, 2022, and approved on January 13, 2023 pending approval by Alameda County Health Department. Building permit application for Plaza improvements received on August 23, 2022 and issued on May 16, 2023. Preconstruction meeting for tenant improvements held in July 2024. Received new Building Permit Application for grocery tenant improvement for Tokyo Central Marketplace on August 2, 2024. Ribbon cutting event for plaza improvements and public art installation held September 19, 2024. Building Permit Application approved on November 7, 2024. Building Permit for tenant improvement issued on February 12, 2025.</p> | <p>Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com</p> |



**Community Development Department
Status of Major Development Projects**
Updated information is indicated by underlined text.
October 2025

| Project Name, Location, File Number, Number, Status | Description, Housing Summary | History | Contact |
|---|---|--|--|
| <p>Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 No. 19</p>  <p>Status: Pre-Application - 25%</p> | <p>Conversion of former industrial building into City art center.</p> | <p>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 (ACAG) on December 18, 2023. Initial meeting of ACAG held January 25, 2024. City Council authorized contract for project advancement activities (building evaluation and visioning) on February 20, 2024. ACAG 2nd meeting held June 11, 2024. ACAG 3rd meeting held August 27, 2024. ACAG 4th and 5th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024. ACAG 6th meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. ACAG 7th meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025. Submittals received May 8, 2025. ACAG 8th meeting held May 19, 2025 and finalist fundraising consultants recommended. ACAG 9th meeting held June 17, 2025 and recommended consultant. ACAG 10th meeting held September 25, 2025 to discuss consultant’s work.</p> | <p>Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org</p> |



| | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | TOTAL |
|---|-------------|--------------|------------|-------------|--------|--------|--------|--------|--------|--------|--------|----------------------------|----------------|
| PERMITS ISSUED | | | | | | | | | | | | | |
| Building Permits | 13 | 17 | 9 | 17 | | | | | | | | | 56 |
| Plumb., Elec., Mech. | 22 | 44 | 15 | 28 | | | | | | | | | 109 |
| Fire | 7 | 2 | 2 | 7 | | | | | | | | | 18 |
| MON. TOTALS | 42 | 63 | 26 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | | | FISCAL YEARLY TOTAL | 183 |
| VALUATION | | | | | | | | | | | | | |
| Residential | \$1,876,905 | \$1,337,335 | \$78,324 | \$891,471 | | | | | | | | | \$4,184,035 |
| Sub Permits | \$625,400 | \$88,737 | \$519,562 | \$752,152 | | | | | | | | | \$1,985,851 |
| Commercial | \$3,352,649 | \$10,232,205 | ##### | \$1,053,145 | | | | | | | | | \$16,897,775 |
| MON. TOTALS | \$5,854,954 | \$11,658,277 | ##### | \$2,696,768 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | | | | | | | | | | | | FISCAL YEARLY TOTAL | \$23,067,661 |
| FEES COLLECTED | | | | | | | | | | | | | |
| General Plan | \$20,389.83 | \$68,172.81 | ##### | \$15,741.56 | | | | | | | | | \$119,240.42 |
| Building Standards Admin | \$177.00 | \$560.00 | \$136.00 | \$143.00 | | | | | | | | | \$1,016.00 |
| Technology Fee | \$4,077.97 | \$13,634.58 | \$2,987.24 | \$3,148.31 | | | | | | | | | \$23,848.10 |
| Building Permit | \$31,401.25 | \$127,149.20 | ##### | \$19,382.40 | | | | | | | | | \$198,442.06 |
| Plan Review | \$14,252.17 | \$36,629.01 | ##### | \$21,489.25 | | | | | | | | | \$111,910.69 |
| Energy Review | \$355.98 | \$4,244.28 | \$2,270.86 | \$1,110.65 | | | | | | | | | \$7,981.77 |
| Electrical Permit | \$6,251.58 | \$26,795.73 | \$7,224.29 | \$9,660.91 | | | | | | | | | \$49,932.51 |
| Plumbing Permit | \$4,394.77 | \$22,456.66 | \$4,056.12 | \$1,549.89 | | | | | | | | | \$32,457.44 |
| Mechanical Permit | \$4,330.11 | \$21,797.12 | \$3,390.73 | \$4,883.58 | | | | | | | | | \$34,401.54 |
| S.M.I.P. | \$1,085.83 | \$3,788.00 | \$661.40 | \$652.69 | | | | | | | | | \$6,187.92 |
| Microfiche | \$252.82 | \$1,262.18 | \$207.18 | \$162.80 | | | | | | | | | \$1,884.98 |
| Fire Dept. Fees | \$5,848.35 | \$14,465.70 | ##### | \$6,416.50 | | | | | | | | | \$39,412.53 |
| Sewer Connection | \$5,348.50 | \$0.00 | \$8,118.00 | \$0.00 | | | | | | | | | \$13,466.50 |
| Transportation Facility* | ##### | \$0.00 | \$0.00 | \$0.00 | | | | | | | | | \$346,931.00 |
| School | \$9,677.55 | \$0.00 | \$0.00 | \$0.00 | | | | | | | | | \$9,677.55 |
| Art Public Places | \$0.00 | \$0.00 | ##### | \$0.00 | | | | | | | | | \$20,623.01 |
| Parks & Recreation* | ##### | \$0.00 | \$0.00 | \$0.00 | | | | | | | | | \$177,370.00 |
| Affordable Housing* | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | | | | | | | | \$0.00 |
| Other : (WMP, AMMR) | \$3,563.00 | \$4,756.00 | \$1,762.00 | \$1,736.00 | | | | | | | | | \$11,817.00 |
| MON. TOTALS | ##### | \$345,711.27 | ##### | \$86,077.54 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | | | | | | | | | | FISCAL YEARLY TOTAL | \$1,206,601.02 |
| * Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014 | | | | | | | | | | | | | |