

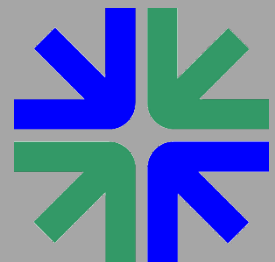


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

APRIL 2025

City of Emeryville



CONTENTS

HIGHLIGHTS.....	2
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES	2
City Council	2
Planning Commission	3
Public Art Committee (PAC)	3
Housing Committee	3
Economic Development Advisory Committee	3
Development Coordinating Committee	4
Community Development Items with Committees Staffed by Other Departments	4
PLANNING DIVISION	4
BUILDING DIVISION.....	6
Permit, Inspection, Plan Check Activity.....	6
Major Projects Under Construction	6
Major Projects Anticipated	7
Major Tenant Improvements	7
Project Meetings of Significance.....	7
Projects Completed/Nearing Completion	7
Code Enforcement.....	8
Customer Feedback	Error! Bookmark not defined.
ECONOMIC DEVELOPMENT AND HOUSING DIVISION	8
Overview	8
Active BMR Rental Projects.....	10
Other Policy and Program Activities	10
ADMINISTRATION/OTHER	17
APPENDIX: MAJOR PROJECTS TABLE	

HIGHLIGHTS

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

- As noted in the March 2025 Monthly Progress Report, on March 21, the City Council held a Strategic Planning Session at the Emeryville Center for Community Life (ECCL). The Community Development Department is the lead department for 19 of the 35 identified initiatives included in the strategic plan, is the lead department for one of the top four priorities (Sutter Health Development) and is a significant contributor to another of the top four priorities (Public Website). Beginning with this edition, the Monthly Progress Report has been formatted to highlight activities associated with those identified initiatives.
- On April 1, the City Council authorized a commitment of \$12,757,855 in the form of a permanent financing loan for the 4300 San Pablo Avenue Intergenerational Affordable Housing Project. The City Council also authorized amendment of the Lease Disposition and Development Agreement for the project to adjust affordability levels, in order to improve project financial feasibility. These actions facilitate an application to the State's Multifamily Housing Program (MHP), which is due on April 15. The loan is contingent on award of MHP funds. These steps were prompted by the unavailability of Project Based Section 8 Vouchers, which were a critical component of the project's funding plan.
- On April 17, the City Manager convened department heads for an all-day management retreat. As part of the retreat 510Media, the City's contracted marketing consultant, presented campaign concepts to the department heads for feedback. The presentation was well received and 510Media gained valuable feedback that they will use to refine the concepts to one, preferred concept to use at program launch.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

April 1 Special Meeting ([video](#)):

- Received annual report from the Housing Committee ([staff report](#))

April 1 ([video](#))

- Authorized execution of a grant agreement with Bay Bridge Housing Corporation for operating and replacement reserves for the Bay Bridge Affordable Housing Project at 1034-1044 36th St. ([staff report](#))
- Authorized the commitment of \$12,757,855 in permanent financing and amendment of the Lease Disposition and Development Agreement with EAH for the 4300 San Pablo Avenue Intergenerational Affordable Housing Project ([staff report](#))

April 15

- Held a public hearing and approved updated Development Impact Fees for Fiscal Year 2025-2026 ([staff report](#))

Planning Commission

April 24

The April Planning Commission meeting was cancelled.

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

Public Art Committee (PAC)

April 10 Special Meeting

- Held a workshop for the 40th Street Public Art Project at ECCL

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

Housing Committee

April 2

- Discussed a potential tenant's Right to Organize ordinance.
- Discussed potential modifications to Below Market Rate tenant recertification requirements
- Received the annual report on the Affordable Housing Expenditure Plan and Affordable Housing Program

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 EDAC meeting is scheduled for May 21, 2025

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

Development Coordinating Committee (DCC)April 9

- Discussed Sea Level Rise
- Discussed community engagement protocols

Community Development Items with Committees Staffed by Other Departments

None to report this period.

PLANNING DIVISIONMajor Projects Table.

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

TOP PRIORITY Strategic Plan Initiative: Sutter Health Development

Multi-Year Goal: Dynamic and Growing Businesses

On April 4th, Sutter submitted an application with preliminary project description to allow staff to request a scope of work for preparation of an Environmental Impact Report (EIR). Staff shared the scope of work prepared by Urban Planning Partners (UPP) with the applicant as a courtesy. Refinement of the consultant’s scope of work is currently underway. The contract for the EIR preparation for the Sutter project is tentatively scheduled for the July 1st City Council meeting for approval.

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
Conditional Use Permit		
1499 67th	Rivian service center	PC study session held 3/27. PC hearing scheduled 5/22.
Design Review		
Minor – 5519 Beaudry	Single unit (see Zoning Compliance Letter)	Resubmitted 4/24
Sidewalk Café Permit		
Huchiu Park, Powell at Commodore, Vallejo at 66th	Three (3) bike share stations	Submitted 4/28. TSC red curb request scheduled 5/13.
Sign Permit		
Minor – 5769 Christie	“Verizon” sign update	Approved 4/1
Minor – 5689 Bay	“The Now” signage	Approved 4/14
Minor – Bay Street	Bay Street directional signage	Incomplete 4/14
Minor – 4550 San Pablo	Temporary enrollment banner	Approved 4/28
Temporary Use Permit		
5900 Shellmound	Farmers’ market	Approved 4/10
Tobacco Retailer’s License		
3938 Horton	Total Wine & More – cigar sales	Approved 4/22
Zoning Compliance Letter		
5519 Beaudry	Detached + attached ADU (see Design Review)	Resubmitted 4/24
Business License	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 April, staff continued review of submittals received in response to a Request For Qualifications that was circulated in February and March 2025. A selection of a consultant and negotiation of a scope of work for update of the Development Impact Fees is expected in May or June, with a contract tentatively scheduled for City Council review and approval in July

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		26
Total valuation		\$833k
Fees collected		\$59k
Plan review extensions		3
Permit expiration renewals		2
Inspections		133
	Major projects	25 (19% of total)
	Other projects	108 (81% of total)
Fast Track Plan Check		
	Same day	8
	Two-week	21
	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.

- Bay Street Grocery Store (No. 15): Building shell is 100% complete, final inspection signoff is pending completion of the plaza improvements and remaining condition of approvals. Tenant Tokyo Central Marketplace building permit for tenant improvements was issued on February 12, 2025. A preconstruction meeting was held in March to overview the project, the Building Division expectations for resubmittals, inspections and contact information were discussed. Tenant improvement construction has started in as of April and the contractor anticipates 8 to 10 months of construction activity before occupancy.
- Nellie Hannon Gateway (No. 21): As of August 2024, physical construction of the building structure was completed, and currently exterior weatherproofing of the structure is 100% completed. The roof assembly has been completed, and solar infrastructure is in place. As of January 2025, all frame inspections were completed, all ceiling, floors, interior, exterior walls were insulated and sheet rocked, and interior finishes are underway. The project is 95% complete with temporary certificate of occupancy pending.

Major Projects Anticipated

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

- EmeryStation Overland (Map No. 9); 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.

Major Tenant Improvements

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

- FMW/Old Corporate Yard Demolition and Excavation – 5679 Horton Street; Valuation 1.4 million (under review)

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>
6001 Shellmound Street	Cooling Tower replacement
Marshall's 5795 Christie Avenue	Tenant Improvement
Face Foundrie 5655 Bay Street	Tenant Improvement
Engine World West 1499 67th Street	Make ready and exterior improvements
Four Points by Sheraton 1603 Powell Street	Public pool barrier removal
Atomic Machines 1410 62 nd Street	Review of proposed phased occupancy
5959 Horton Street, Suite 450	Revisions
Tokyo Central Marketplace - 5603 Bay Street	T.I. grocery store (weekly)
1046 47 th Street	Single Family Residential, bathroom remodel

Projects Completed/Nearing Completion

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

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

Building Administration/Miscellaneous**Strategic Plan Initiative: Building Code Cycle Update**

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In April, staff awaited the updated code, expected to be finalized by State by June 30, 2025 for City adoption in fall 2025. The City's adoption will include local Building and Fire Code amendments, as is typical.

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	103
Telephone contacts	97
Email correspondence	154
In-office meetings	5
Inspections	45
Notices of Violation or Request for Inspections	17
Administrative Citations	N/A

Additional code enforcement activities included:

Attended CADOJ/CDTFA/CDPH Retail Tobacco Enforcement Training in San Mateo and quarterly Alameda County Tobacco Retailer Enforcement Network meeting

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	3
	Brokers/owners correspondence	1
	Prospective business inquiries	0
	New business outreach/welcome visits	1
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	0
	Minimum Wage/Paid Sick Leave inquiries	0
	Active Minimum Wage/Paid Sick Leave cases	0

<i>Paid Parking Program</i>		
	ParkMobile revenue	\$6,182
	Meter revenue	\$11,667
	Citation revenue	\$12,213
	Total revenue	\$30,062
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development projects w/art, monitoring	32
	Private development art forecast, est. value	\$8.7M
	Art installations	1
<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	2
	Ownership subordination agreements pending	0
	First Time Homebuyer loan applications pending	2
	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	0
	Rental property manager trainings	2
	Rental desk audits	7
	Eviction notices received	91
	<i>General/Other</i>	
	Homeless outreach contacts/visits	30
	Correspondence with residential developers	0

Active BMR Rental Projects

Name	Activity
EmeryStation Overland/Hollis Street Building	No substantive activity, Affordable Housing Agreement under 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 continued and is nearly complete, leasing expected to commence in May

Other Policy and Program ActivitiesEconomic Development**Strategic Plan Initiative: Art Center Project**

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In April, staff responded to questions via preparation of an addendum to the Request for Qualifications for capital fundraising strategy services. Submittals are due May 9th. >

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In April, staff received a scope of work for preparation of an environmental work plan and the securance of necessary clearances from Alameda County Environmental Health.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

In April, Northeastern University continued outreach work in connection with needs assessment research. This work is expected to continue through June.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

In April, 510Media presented campaign concepts to Department Heads as part of the Department Head Retreat held on April 17th.

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 joined the Emeryville Commerce Connection's monthly board meeting to provide an update on City initiatives, including the Strategic Plan.

On April 15th, staff hosted a group of fellows from the Center on Rural Innovation and provided a presentation on Emeryville's development history and future.

Affordable Housing**Strategic Plan Initiative: 4300 San Pablo Affordable Housing***Multi-Year Goal: Livable, Safe and Vibrant Community*

On April 1st, the City Council approved a commitment of approximately \$12.7m in permanent financing for the project, to facilitate an application for the State's Multifamily Housing Program. The City Council also approved amendment of the Lease Disposition and Development Agreement to adjust affordability levels, to improve project feasibility. The developer submitted the application, and awards are expected to be announced in August 2025.

Strategic Plan Initiative: Christie Sites Affordable Housing (The Perennial)*Multi-Year Goal: Livable, Safe and Vibrant Community*

In April, City review of the planning entitlements continued. Staff met 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. Six applicants have received a 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

The Emeryville Accessible Living Initiative for residential accessibility improvements was reopened to accept applications on a first come first serve basis until December 31, 2024. All six borrowers closed their loans in April.

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

In March, staff received notification from the Association of Bay Area Governments (ABAG) of 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. This grant will assist staff in completing the work outlined in Program A. Affordable Housing Programs.

Program EE. Resident Engagement

In April staff continued to compile committee comments from earlier in the year regarding community composition and met with the final advisory committee regarding ways to improve recruitment, resident engagement and committee composition. Recommendations on advisory committee composition is tentatively scheduled for discussion at the May Budget and Governance Committee meeting.

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

Staff developed a tracking report on all pending state housing, planning and zoning laws that require the City to take action. Staff will continue to monitor the California legislature and update the tracker as bill move through the legislative process.

Strategic Plan Initiative: Tenant Protection Updates

Multi-Year Goal: Livable, Safe and Vibrant Community

Staff continued to research various tenant stabilization policy options for future discussion and policy direction from the Housing Committee and Budget & Governance Committee. The policy topics staff are currently 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 Organize
- Modifications to the BMR Rental Guidelines

Additionally, 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.

Strategic Plan Initiative: Measure C Bond Programs

Multi-Year Goal: Livable, Safe and Vibrant Community

A portion of opportunity sites funding was committed to the 4300 San Pablo Avenue project on April 1, 2025, contingent on award of MHP funding to project (see update under 4300 San Pablo Avenue). Also, see the updates for First Home Emeryville and 3600 San Pablo Avenue which are also funded by Measure C programs.

Public Art**Strategic Plan Initiative: Cultural District Programs***Multi-Year Goal: Livable, Safe and Vibrant Community*

In April, the Rotten City Cultural District (RCCD) month-long residencies continued with Robert Ortbal who delighted all with a parade through Bay Street with fantastical masks, designed by the artist and provided to the participants. The parade was held on April 27th and proceeded along Bay Street from Topsy Putt to the RCCD studio at 5616 Bay Street with a brass band. Special events are planned in coordination with each residency. In May Thomas Jones and six other artists from Los Pobres Aristas and Susan Cervantes and 16 artists from Pobres Amigas will exhibit work and have three events that month. Typically, the gallery at 5616 Bay Street across from Uniqlo is open 12-6 Thursday to Sunday with additional hours for artists' events.

The schedule for the other artists' residencies is as follows: Salma Arastu: June; Cesar Cueva and Basmah Masood: July; Fernanda Martinez: August; Jennifer Mazzucco: September; and Lilian Schroth: November.

RCCD banners, signage, projection and sculpture are all under development with implementation expected throughout 2025, as well as a fall marquee event, Arts and Culture Month, planned for October 2025 and intended to continue annually.

A marquee sculpture is being designed to replace the nonfunctional windmill at the south east corner of the intersection of Powell and Hollis utilizing the existing irrigation for living elements of a multimedia sculpture. This work's unveiling, a pottery jam, and other events that incorporate RCCD mini-grant awardees (including DJ Walt Digz providing a salsa dance party and music and multimedia artists Imari Mubarak, James Whalen and Gavin Grant) will be included in the planned Arts and Culture Month, as well as staff-led public art tours.

40th Streetscape Public Art - In April, the Artists selected for installation of art along the 40th Streetscape Multimodal Improvement Project hosted three public workshops for different audiences:

- The Bicycle Pedestrian Advisory Committee
- The Public Art Committee
- ECCL After School Program grades 3rd through 8th

Each committee had about 20 people and over 80 students participated in the artist-led paper cutting workshops, for a total of over 120 participants. Each participant was asked to share their work via the project website and complete a project survey online at <https://www.emeryville40thstreetart.com/> Following the workshops, a tutorial was added to the website so anyone can submit paper cut designs

to the artist for her consideration of inclusion in the project final images, of which there may be hundreds.

The project includes at least 30 artworks made up of many laser-cut images in powder coated stainless steel in and attached to Bus Shelters as well as to 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 seventh phase is underway, with artist Erin Fong’s work in place through April. Michelle Theberge’s work will be installed in May; layout and printing was completed in March. Phase VIII’s Request for Proposals (RFP) was closed in February with the City receiving 22 applicants, of which 20 were eligible for review. The call will award nine new artists for \$5,000 each to have four installations in bus shelters throughout the City. The Selection Panel met on March 5 to review 16 proposals and will meet again on May 5, 2025, to review four proposals misdirected due to technical issues. The panel will consider the initially missed proposals on May 5, 2025, for recommendation to the PAC for consideration on May 15, 2025 for recommendation to the City Council. The City Council will review the PAC’s recommendations on June 17, 2025 .

Visual Art Grants –Fabrication of Packard Jennings’ birdhouses, mimicking famous buildings in three locations along the north Emeryville Greenway, proceeded in March. Installation has been coordinated with Public Works with additional City support including posts and installation with the works expected to be installed in 2025. Staff have begun recruiting artists and locations for the 2026 Visual Art Grants. Though funding may be reduced for the 2026 Visual Art Grants, due to the Art in Public Art Fund revenues annual revenue reductions.

Other Public Art – Recent work at 4700 San Pablo triggered the 1% for the Arts requirement under the Art In Public Places Program and, in April, Fernanda Martinez began installing a mural titled “Lazy Caterpillar” on two walls fronting 47th Street with one visible from San Pablo Avenue. The work is expected to be completed in May.

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

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In April, staff continued meeting with partners to coordinate multiple sea level rise adaptation initiatives in and affecting the Emeryville Crescent and revisiting regional partnership roles and responsibilities to resubmit 25 SF Bay Estuary's application for grant funds by July 3rd. The revisions will add additional scope to include preparation of a Regional Shoreline Adaptation Plan consistent with resource agencies, utility providers and adjacent jurisdictions, for local adoption.

Current adaptation initiatives include:

Feasibility Studies:

SFEP Radio Beach Horizontal Living Levee (expanded to Emeryville Crescent)

Grant Applications:

SB1 East Bay Crescent Operational Landscape Unit (OLU) Community Visioning and

Climate Adaptation

Outreach and Pre-Planning:

Visioning and tribal engagement for Emeryville Crescent

Adaptation Alternatives Studies:

San Francisco Oakland Bay Bridge Adaptation Study (Caltrans)

Port of Oakland

If funded by SB1 - East Bay Crescent OLU Community Visioning & Climate Adaptation

Collaborations:

AC Transit Climate Resilience Plan Advisory Committee

Caltrans TAC

Emeryville Crescent Visioning Project Team

East Bay Crescent Working Group

Horizontal Living Levee TAC

ADMINISTRATION/OTHER**TOP PRIORITY Strategic Plan Initiative: Public Website**

Multi-Year Goal: Resilient Organization and Employer of Choice

In April, staff continued to update content in preparation for the “go-live” of the new website, currently anticipated in early August.

Strategic Plan Initiative: Permit Tracking Software

Multi-Year Goal: Resilient Organization and Employer of Choice

In April, IT staff completed Office 365 integration tasks and worked with the software vendor to establish project management personnel and schedule a kickoff meeting.

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

Note: blue highlights indicate relationship to Strategic Plan

<i>Planning</i>	
Alameda CTC & City of Emeryville: Project Priorities Discussion	4/7
Alameda County Collaborative: Planners 4 Housing (P4H) Program	4/25
<i>Building</i>	
ICC East Bay Chapter Monthly Meeting	4/14
<i>Economic Development & Housing</i>	
Department Head Retreat	4/17

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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>5801 Christie Mixed Use Project</div><div>5801-5861 Christie Avenue</div><div>UPDR22-001</div><div>No. 12</div></div><div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div><div>New 425,100 square foot office/R&D building, 94-unit residential building, 566 space parking garage, half acre public park and approximately \$3.5m in public art.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>4</td></tr><tr><td>Low</td><td>5</td></tr><tr><td>Moderate</td><td>7</td></tr><tr><td>Total BMR</td><td>16</td></tr><tr><td>Market</td><td>78</td></tr><tr><td>Total Units</td><td>94</td></tr></table></div>	Income Level	Units	Very Low	4	Low	5	Moderate	7	Total BMR	16	Market	78	Total Units	94	<div>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received 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.</div>	<div>Nabihah Azim5801 Christie Owner (DE) LLC c/O Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com</div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
Total BMR	16																
Market	78																
Total Units	94																



Nellie Hannon Gateway
3600 San Pablo Avenue
ZC20-002
No. 21



Status: Construction - 75%

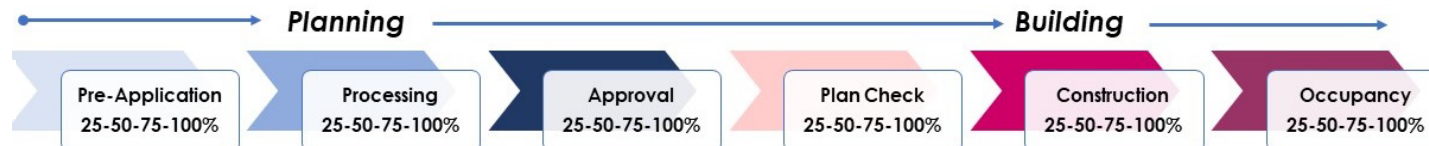
Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens' Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on "objective development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

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

On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). City Council authorized acquisition loan of \$2m on November 5, 2019. RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020. City Council authorized commitment of \$14m additional development loan on January 19, 2021. City Council adopted support resolution for AHSC funding on April 6, 2021. Staff assisted with application for IIG funding in June 2021. Building permit application submitted on November 30, 2021. AHSC funding awarded in January 2022. Demolition permit applications for three existing commercial buildings received on February 18, 2022. Applications for tax credits and housing accelerator funding submitted in March 2022, for MHP in June 2022. Accelerator funding awarded in September 2022. Demolition permits approved on September 19, 2022. On April 18, 2023, the City Council approved the Amended and Restated Loan Agreement and on April 21, 2023, RCD closed on all of the construction financing. Issued demolition permits for three existing commercial buildings on May 8, 2023 and issued building permits for ECAP tenant improvement and for new residential structure on May 9, 2023. Groundbreaking ceremony held June 29, 2023. Final inspection approved for demolition permit on July 18, 2023. The City Council approved a noise waiver for the project on September 3, 2024. In November 2024, a large scale mural by Joaquin Newman was installed under private commission by RCD.

Jake Rosen
Resources for Community
Development dba Evoy, L.P.
(510) 841-4410 x329
jrosen@rcdhousing.org

Status Key:



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
RESIDENTIAL AND LIVE/WORK PROJECTS			
<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>2-Unit Replacement</div><div>1270 64th Street</div><div>UPDR20-004</div><div>No. 6</div></div><div><div></div><div>Construction</div></div><div>Status: Construction - 75%</div></div>	<div>Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>2</td></tr><tr><td>Removed units</td><td>2</td></tr><tr><td>Net Units</td><td>0</td></tr></table>	Income Level	Units	Market	2	Removed units	2	Net Units	0	Planning Commission study session held May 27, 2021. City Council study session held July 6, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved on December 21, 2021. Issued demolition permits on May 10, 2022. Building permit applications received on June 8, 2022 and issued on October 13, 2022.	Leonardo Escaroz Baran Studio Architecture (510) 520-4860 lescaroz@baranstudio.com
Income Level	Units										
Market	2										
Removed units	2										
Net Units	0										



Ocean Lofts

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



Status: Occupancy - 50%

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

Income Level	Units
Market	2
Removed units	1
Net Units	1

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

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

Status Key:



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

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										



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

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 - 100%</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. Comments provided and the City awaits resubmittal from the Developer as of March 2025.</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														



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact						
<div><div>Group Residential</div><div>5876 Doyle Street</div><div>UPDR20-003</div><div>No. 13</div><div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</div>	<div>Application is incomplete; Planning Commission study session deferred until required information is submitted.</div>	<div>Jean Williams</div> <div>Owner's Representative</div> <div>(913) 593-8703</div> <div>jwilliams@abconstruction.net</div>						
<div><div>Duplex Conversion</div><div>1291 55th Street</div><div>UPDR21-007</div><div>No. 17</div><div><div>Plan Check</div></div><div>Status: Plan Check - 100%</div></div>	<div>Conversion of existing single-family home into two units with additional floor area.</div> <table><tr><td>Income Level</td><td>Units</td></tr><tr><td>Market</td><td>1</td></tr><tr><td>Total Units</td><td>1</td></tr></table>	Income Level	Units	Market	1	Total Units	1	<div>Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021.</div> <div>Planning Commission approved on January 27, 2022.</div> <div>Received building permit application on June 30, 2022; approved building permit on August 31, 2023.</div>	<div>Elias Horat</div> <div>Creates Cool LLC</div> <div>(415) 299-2722</div> <div>elias@createscool.com</div>
Income Level	Units								
Market	1								
Total Units	1								




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

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

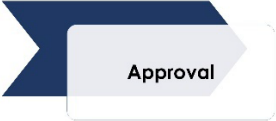



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2025

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



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022. Second Planning Commission study session held December 8, 2022. Third Planning Commission study session held July 27, 2023. Planning Commission approved August 24, 2023.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com
EmeryStation Overland 1567 63 rd Street UPDR21-001 No. 9  Status: Plan Check - 25%	New 300,000 square foot lab building and 496 space parking garage.	Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023. Demolition permit (limited scope) application approved October 2, 2024. Issued Demolition permit for 1601-1607 63 rd St Building on November 25, 2024.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<u>Sutter Emeryville Medical Center</u> Vicinity of 53rd and Hollis Streets <div style="border: 1px solid black; padding: 5px; margin: 10px 0; background-color: #e6f2ff;">Pre-Application</div> Status: Pre-Application - 25%	<u>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.</u>	<u>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.</u>	<u>Vahram Massehian</u> <u>Sr. Project Manager</u> <u>Sutter Health</u> <u>(415)595-2898</u> vahram.massehian@sutterhealth.org

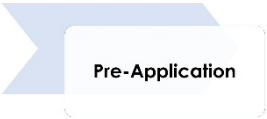


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
April 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Bay Street Grocery Store 5603 Bay Street FDP21-002 No. 15  Status: Construction - 75%	Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B.	Pre-application submitted on July 7, 2021. Planning Commission study session held September 23, 2021. City Council study session held October 19, 2021. Planning Commission study session on revised design held January 27, 2022. Planning Commission approved on February 24, 2022, with condition that northern ramp to rooftop parking be removed and Bay Street not be open to motor vehicle traffic between Ohlone Way and surface parking lot south of grocery store. Received demolition permit application for the existing retail Building B and building permit application to relocate the existing AT&T utility hut on March 25, 2022. Issued demolition permit for existing retail Building B on May 10, 2022. Issued grading and ground improvements permit for the future grocery store on June 16, 2022. Building permit application for site improvements and to construct shell structure for future grocery store received on April 26, 2022 and issued on September 28, 2022. Building permit application for grocery store tenant improvements received on August 1, 2022, and approved on January 13, 2023 pending approval by Alameda County Health Department. Building permit application for Plaza improvements received on August 23, 2022 and issued on May 16, 2023. Preconstruction meeting for tenant improvements held in July 2024. Received new Building Permit Application for grocery tenant improvement for Tokyo Central Marketplace on August 2, 2024. Ribbon cutting event for plaza improvements and public art installation held September 19, 2024. Building Permit Application approved on November 7, 2024. Building Permit for tenant improvement issued on February 12, 2025.	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



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

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. Art Center Advisory Group 4 th and 5 th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024. Art Center Advisory Group 6 th meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. Art Center Advisory Group 7 th meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025.	Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	TOTAL
PERMITS ISSUED													
Building Permits	28	17	11	20	27	7	6	11	14	9			150
Plumb., Elec., Mech.	39	14	20	28	37	7	6	20	19	14			204
Fire	12	5	6	4	9	7	6	8	11	3			71
MON. TOTALS	79	36	37	52	73	21	18	39	44	26	0	0	
										FISCAL YEARLY TOTAL			425
VALUATION													
Residential	\$307,875	\$513,527	\$40,800	\$1,453,066	\$769,774	\$138,948	\$59,583	\$93,286	\$111,168	\$141,115			\$3,629,142
Sub Permits	\$277,894	\$51,531	\$106,100	\$71,579	\$463,231	\$114,181	\$48,514	\$335,882	\$260,437	\$99,915			\$1,829,264
Commercial	\$5,277,710	\$486,941	\$3,182,031	\$962,321	#####	\$247,665	\$479,698	\$9,552,611	#####	\$641,614			\$43,644,551
MON. TOTALS	\$5,863,479	\$1,051,999	\$3,328,931	\$2,486,966	#####	\$500,794	\$587,795	\$9,981,779	#####	\$882,644	\$0	\$0	
										FISCAL YEARLY TOTAL			\$49,102,957
FEES COLLECTED													
General Plan	\$27,619.11	\$5,682.88	\$17,283.76	\$10,802.83	#####	\$2,352.54	\$31,004.77	\$30,090.80	\$4,820.19	\$5,949.08			\$237,257.62
Building Standards Admin	\$241.00	\$74.00	\$158.00	\$94.00	\$890.00	\$28.00	\$258.00	\$252.00	\$51.00	\$59.00			\$2,105.00
Technology Fee	\$5,523.81	\$1,136.56	\$3,456.74	\$2,160.56	\$21,730.34	\$4,070.51	\$6,200.95	\$6,018.17	\$964.04	\$1,189.82			\$52,451.50
Building Permit	\$43,923.88	\$9,092.73	\$27,824.22	\$14,459.06	#####	\$3,225.32	\$49,039.76	\$45,486.23	\$6,190.66	\$9,308.63			\$382,357.29
Plan Review	\$28,358.56	\$122,327.52	\$15,689.22	\$26,832.25	#####	#####	\$24,043.31	\$8,694.56	\$7,478.51	#####			\$447,300.96
Energy Review	\$843.72	\$22,082.04	\$1,690.38	\$2,496.69	\$26,129.90	\$7,680.00	\$1,845.29	\$840.62	\$239.50	\$675.71			\$64,523.85
Electrical Permit	\$5,413.32	\$1,883.46	\$4,476.62	\$2,568.36	\$34,928.39	\$188.00	\$9,266.03	\$11,205.79	\$2,504.60	\$1,239.92			\$73,674.49
Plumbing Permit	\$6,377.56	\$1,243.92	\$3,147.57	\$2,017.72	\$29,655.17	\$564.00	\$8,565.03	\$7,331.89	\$1,068.08	\$1,417.74			\$61,388.68
Mechanical Permit	\$2,712.73	\$830.14	\$2,848.85	\$1,425.18	\$28,988.20	\$768.04	\$7,744.53	\$6,945.47	\$778.34	\$1,766.73			\$54,808.21
S.M.I.P.	\$1,498.03	\$352.17	\$943.40	\$435.35	\$6,002.74	\$88.43	\$1,701.42	\$1,577.83	\$153.84	\$291.52			\$13,044.73
Microfiche	\$389.20	\$43.50	\$269.97	\$76.10	\$1,739.52	\$13.92	\$482.88	\$463.60	\$60.41	\$64.61			\$3,603.71
Fire Dept. Fees	\$6,620.76	#####	\$9,377.32	\$15,199.50	\$77,410.41	#####	\$12,214.11	\$6,270.04	\$7,204.43	\$5,184.00			\$1,227,740.01
Sewer Connection	\$2,488.00	\$2,506.00	\$9,308.00	\$5,032.00	\$6,454.00	\$0.00	\$3,938.00	\$20,048.00	\$0.00	\$0.00			\$49,774.00
Transportation Facility*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Other : (WMP, AMMR)	\$3,306.00	\$5,372.00	\$3,818.00	\$3,795.00	\$5,046.00	\$3,279.00	\$4,184.00	\$5,979.00	\$2,909.00	\$1,871.00			\$39,559.00
MON. TOTALS	#####	#####	#####	\$87,394.60	#####	#####	#####	#####	#####	#####	\$0.00	\$0.00	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014										FISCAL YEARLY TOTAL			\$2,709,589.05