

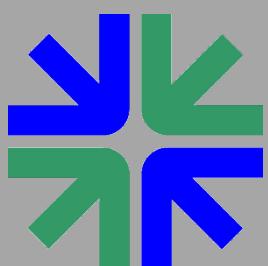


COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY REPORT

DECEMBER 2025

City of Emeryville



CONTENTS

HIGHLIGHTS.....	2
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES	2
City Council	2
Planning Commission	2
Public Art Committee (PAC)	3
Housing Committee	3
Economic Development Advisory Committee	3
Development Coordinating Committee	3
Community Development Items with Committees Staffed by Other Departments	3
PLANNING DIVISION	4
BUILDING DIVISION.....	5
Permit, Inspection, Plan Check Activity.....	5
Major Projects Under Construction	5
Major Projects Anticipated	6
Major Tenant Improvements.....	6
Project Meetings of Significance.....	6
Projects Completed/Nearing Completion	6
Code Enforcement.....	7
Customer Feedback	Error! Bookmark not defined.
ECONOMIC DEVELOPMENT AND HOUSING DIVISION	7
Overview	7
Active BMR Rental Projects.....	8
Other Policy and Program Activities	9
ADMINISTRATION/OTHER	15
APPENDIX: MAJOR PROJECTS TABLE	

HIGHLIGHTS

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

- On December 11th, the Planning Commission reviewed and recommended the City Council approve two sets of changes to the Planning Regulations: One amending bicycle parking requirements to conform with the Metropolitan Transportation Committee's Transit Oriented Communities program, and one amending various sections of the planning regulations to implement the requirements of Program LL of the Housing Element. These ordinances will be presented to the City Council for review in early 2026.
- Also on December 11th, the Planning Commission approved a major sign permit for the proposed Benihana restaurant, to be located at 1890 Powell Street, the former location of Chevy's restaurant.
- The Building Division issued various certificates representing completion milestones for several important retail businesses in December, including Final Certificates of Occupancy for Planet Fitness (4349 San Pablo Avenue, formerly CVS Pharmacy) and Total Wine & More (3938 Horton Street, formerly Toys R Us); and a Temporary Certificate of Occupancy for Tokyo Central (5603 Bay Street), which is anticipated to open January 31, 2026.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

December 2

- Approved the Annual Development Impact Fee Report for Fiscal Year 2024-2025 ([staff report](#))
- Appointed Sukhdeep Kaur as Mayor and Matthew Solomon as Vice Mayor

December 16

The December 16 meeting was cancelled

Planning Commission

December 11 ([video](#))

- Approved Major Sign Permit for two gateway signs, two wall signs, and a shingle sign for Benihana at 1890 Powell Street ([staff report](#))
- Recommended the City Council adopt an ordinance amending the Planning Regulations to modify bicycle parking requirements ([staff report](#))
- Recommended the City Council adopt an ordinance amending the Planning Regulations to implement Program LL of the approved 2023 – 2031 Housing Element ([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)

December 11

The December 11th meeting of the PAC was cancelled.

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

Housing Committee

December 3

The December 3 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 January 21st.

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 December meeting of the DCC was cancelled.

Community Development Items with Committees Staffed by Other Departments

- Bicycle/Pedestrian Advisory Committee, December 1: 40th Streetscape Public Art Draft Final Design (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 December, staff and the applicant continued to correspond regarding the application submittal.

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 – Design Review</i>		
Minor – 5520 Beaudry	Raise basement and expand home	Incomplete 12/11.
Minor – 1447 Park	Odyssey Physical Therapy	Approved 12/30.
<i>Design Review</i>		
Minor – 1264 Ocean	New two-unit use	Incomplete 12/19.
<i>Preservation Permit</i>		
4053 Harlan	Window replacement	Approved 12/8.
<i>Sign Permit</i>		
Major – 1890 Powell	Benihana signage	Approved at PC hearing 12/11.
<i>Subdivision</i>		
5520 Beaudry	Lot split	Incomplete 12/11.
<i>Temporary Use Permit</i>		
4076 Halleck	Custom manufacturing use	Incomplete 12/22.
<i>Zoning Compliance Letter</i>		
5520 Beaudry	ADU conversion	Incomplete 12/11.
Business License	Various	Approx. 14 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 December, the consultant continued their work analyzing the City's existing fee programs and capital needs. A meeting to discuss comparable Cities' fees was held with the consultant on December 1st.

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		33
Total valuation		\$1.6m
Fees collected		\$97k
Plan review extensions		5
Permit expiration renewals		9
Fast Track Plan Check	Same day	10
	Two-week	12
	Expedited requests*	0
Waste Management Plan Reviews		3

*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): TCO was issued December 19th.

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 December 2025.

Major Tenant Improvements

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

None to report.

Projects Completed/Nearing Completion

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

- Planet Fitness, tenant improvement, 4349 San Pablo Avenue; \$2M Valuation; Permit Issued on September 3, 2025. Public Art with Emeryville's first augmented reality mural was installed in December 2025 by Oakland artist Timothy B. TCO issued December 10th and Final CO issued December 15th
- Total Wine & More, tenant improvement; 3938 Horton Street, Suite 100; \$1.9M Valuation; Final CO issued on December 22nd

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

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

COMPLETE.

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	
Telephone contacts	
Email correspondence	
In-office meetings	
Inspections	
Notices of Violation or Request for Inspections	
Administrative Citations	

Data unavailable this period.

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	4
	Brokers/owners correspondence	4
	Prospective business inquiries	1
	New business outreach/welcome visits	2
<i>Labor Standards</i>		
	Fair Workweek inquiries	1
	Active Fair Workweek cases	0
	Minimum Wage/Paid Sick Leave inquiries	1
	Active Minimum Wage/Paid Sick Leave cases	0
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$* Data requested
	Meter revenue	\$12,615
	Citation revenue	\$14,928
	Total revenue	\$ TBD
	<i>Average Program expense for period.</i>	\$36,100

<i>Public Art</i>		
	Private development sites w/art, monitoring	23
	Private development art forecast, est. value	\$8.8M
	Art installations- Augmented Reality Mural at Planet Fitness	1
<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	1
	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	23
	Rental property manager trainings	1
	Rental desk audits	0
	Eviction notices per address received	56
	<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
1225 65 th Street	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 ActivitiesEconomic Development**Strategic Plan Initiative: Art Center Project**

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In December, CCS completed the fundraising strategy work and presented a draft report to staff. The ACAG will be convened in January to review the report as well as the organizational model report by Art is Luv / Jean Johnstone Consulting.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In December, the City's consultant submitted an application for Preliminary Site Review at Alameda County Environmental Health's request. The County previously indicated receipt of this application is a precondition to meeting to discuss the draft Voluntary Remedial Action Agreement.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

On November 18, the City Council approved the BIPOC Small Business Support Pilot Program. Program activities will commence in early 2026. In December, staff continued preliminary outreach work and development of the online business portal.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

In December, 510 Media continued development of the program website, including content development through periodic meetings with staff.

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.

On December 4th, staff attended the East Bay Economic Development Directors Council annual holiday gathering, held in San Ramon.

Affordable Housing**Strategic Plan Initiative: 4300 San Pablo Affordable Housing**

Multi-Year Goal: Livable, Safe and Vibrant Community

The project's developer, 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. A 2-year extension of the LDDA milestones is pending execution.

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. Five First Home Emeryville loans have closed. Two applicants have an active conditional approval of funds and are scheduled to close in January 2026.

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 2025. Staff submitted for reimbursement to the State and awaits final disbursement 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 four programs underway.

Program A. Affordable Housing Program

The City Council approved the consultant contract on July 15th for this grant-funded effort. In December, the consultant continued work on an inclusionary zoning policy landscape and peer city survey. On December 8th, staff met with the consultant to discuss housing prototypes for evaluation.

Program EE. Resident Engagement

Recommendations on advisory committee composition were discussed at a study session of the City Council on September 2, 2025. The final proposed changes were adopted by City Council on November 18th. This program is complete.

Program LL. Planning Regulation Amendments

In December, the Planning Commission recommended the City Council approve an ordinance making several amendments to the Planning Regulations to implement Program LL.

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 2025, staff obtained a proposal from a consultant to assist staff with the tenant protection policy work. Project kick-off occurred in September 2025. The consultant began their community outreach work by launching a tenant & landlord survey and conducted various stakeholder interviews with legal advocates. A draft report on best practices and peer city reviews was submitted to staff for review in November. Staff submitted redlines on the best practices report in December to the consultant.

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 projects, which are funded by Measure C programs.)

Rental Preservation & Special Needs Housing Opportunity Program:
Staff continued to refine the Rental Preservation Program guidelines.

Foreclosure Prevention Program:

Staff began researching an HOA/Homeowner special assessment loan program and launched a HOA survey to determine the interest in HOAs participation in the program. The special assessment loan program would be supported by the Measure C Foreclosure Prevention funds

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

Multi-Year Goal: Livable, Safe and Vibrant Community

The Rotten City Cultural District (RCCD) of Emeryville is managed by ABG Art Group. ABG Art Group's Trent Thompson's new sculpture, representing the RCCD's motto 'From Rotten City to fertile ground" was installed on November 20th at the Powell Hollis Intersection in Peladeau Park. A well-attended ribbon cutting event occurred on December 4th with the Mayor, artist and Public Works Director speaking. This event also celebrated the completion of the adjacent Sustainable Streets Project. Honor Kitchen & Cocktails catered for the event, and a bike tour of Packard Jennings' new bird house sculptures followed. In December, ABG Art Group and staff developed the scope of efforts for 2026, to include the second annual Emeryville Film Festival on March 21, 2026, six artist residencies, and a second annual Art and Culture Month, with possible shows to be commissioned at Gallery 4509.

40th Streetscape Public Art - In December, the artist Sijia Chen's draft final proposal for wayfinding imagery and the design for all of the public art project elements incorporating public comment from six workshops were reviewed and revised for Final Draft review by the Transportation and Sustainability Committee in January of 2026. The BPAC reviewed the draft final images in December. City Council approval will be sought in March 2026.

The project includes over 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, as well as signage with corresponding flora and fauna to the project and an iconic logo for the project.

Sharon Wilchar Bus Shelter Art – This program's eighth phase is underway, with artist Jennifer Mazzucco's work displayed through December. In December, Robert Orbal work was printed and will be installed in January. A bookmark featuring each artist's work, project locations and dates of installations is under design in December with printing expected in January 2026.

Phase VIII's artists were approved by the City Council on June 17, 2025. Additional artists included in Phase VIII are:

- Stella Kalaw,
- Carrie Hott,
- Mila Moldenhawer,
- Ceci Bowman,
- Teresa Kalnoskas,
- Torreya Cummings
- Alla Agafonov

Visual Art Grants –Packard Jennings' birdhouses, mimicking two famous buildings and Emeryville's City Hall in three locations along the north Emeryville Greenway, were featured in a tour incorporated into the RCCD sculpture ribbon cutting in December.

In December the application was published, a revised site list for artists to consider was produced, and frequently asked questions were drafted for the 2026 Visual Art Grants. Grants were announced in December inviting artists to apply by February 27, 2026 with \$122,500 in funding available. Workshops for applicants were announced for January 6th at 10 AM and January 7th at 6 PM.

2025 Purchase Award – Steve Senter's *Spinnaker and Search Party*, purchased from the 39th Emeryville Celebration of the Arts Exhibition, were installed at Building A at ECCL on November 24th. A reception is planned for January 13, 2026. Postcard invitations to the reception were mailed and distributed in December.

Sustainability

Strategic Plan Initiative: Sea Level Rise Adaptation Planning

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

California Ocean Protection Council funding of \$2.2 M for the San Francisco Estuary Partnership (SFEP) and the Cities of Emeryville, Berkeley and Albany for the development of each community's Regional Shoreline Adaptation Plan (RSAP) was awarded in fall 2025, but sub-agreements are not expected until 2026, with work beginning only after these are completed.

In December, staff planned a multidepartment tour of EBMUD facilities, revising the proposed date from Spring to Summer of 2026.

The State Coastal Conservancy's Regionally Advancing Living Shorelines in San Francisco Bay (RALS) Project includes ten locations to be part of a cohort of projects to identify nature-based designs for living shoreline solutions adaptable to sea level rise, expected to result in 60% design development and further fundraising, starting in 2026. The Emeryville Shoreline is one of four locations in the East Bay included in the RALS project. Ducks Inc. released the RFP for the East Bay sites in October, 2026 and responses were due December 4, with review and interviews completed in December. Baseline data will be collected for Emeryville's (and the other sites) subtidal and intertidal shorelines.

Other current adaptation initiatives include:

Feasibility Studies:

SFEP Emeryville Crescent Horizontal Living Levee (with TAC) feasibility study will be conducted by a team led by Sherwood Design Engineers with kickoff to occur by the end of January 2026.

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 – Arup is selected to manage this study; a kickoff meeting date is to be determined.

Port of Oakland Frontline Community Assessment – an update has been requested from new Port staff working on the project

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

Implementation and configuration activities continued in December. Implementation is approximately 40% complete.

On December 1st, Planning Staff met with the City Clerk to discuss the future implementation of OneMeeting for Planning Commission agenda management.

On December 3rd, staff participated in an Emergency Operations Center (EOC) tabletop exercise, facilitated by the Alameda County Fire Department.

On December 12th CDD staff assisted the Human Resources Department in conducting oral board interviews for the Accounting Manager position.

On December 16th, staff attended the annual Service Awards event held at the Senior Center.

Community Development Department

Monthly Report

December 2025

Page | 16

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

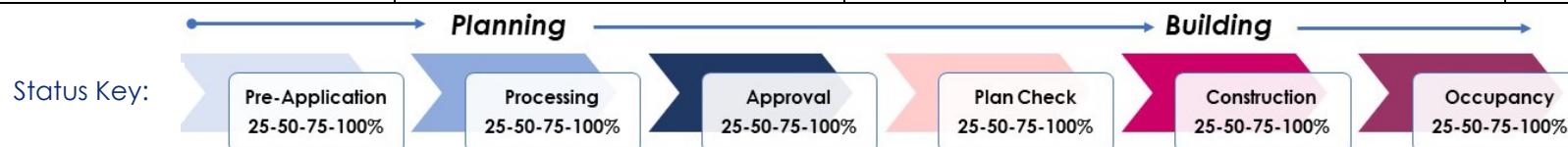
<i>Planning</i>	
Bay Wheels City Call (regional bike share coordination)	12/3
BCDC Rising Sea Level Commissioner Working Group	12/4
AC Housing Collaborative Monthly Meeting	12/8
Bay Wheels City Call (regional bike share coordination)	12/14
<i>Building</i>	
<i>Economic Development & Housing</i>	
AC Leadership Academy	12/4
East Bay Economic Development Alliance Economic Dev. Director Council	12/4
AC Collaborative Meeting	12/8
Alameda PIT Jurisdictional Leads	12/9
HOME Technical Advisory Committee	12/11
AC City-County Homelessness Technical Working Group	12/12
RALS Proposal Review	12/10
Emeryville Crescent Vision Plan Draft Review	12/12
Consultant Interviews for RALS	12/12
RALS Interview Ranking	12/16
2025 New State Housing Laws	12/16

Community Development Department
Status of Major Development Projects

Updated information is indicated by underlined text.

December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
MIXED USE PROJECTS			
Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63 rd Street FDP21-001 No. 10  Status: Approval - 100%	Amendment to the Planned Unit Development/Preliminary Development Plan (PUD/PDP), amendment to the associated Development Agreement (DA), and a new Final Development Plan (FDP) for Parcels A and B. The PUD/PDP amendment moves the requirement for 10 townhouse units from Parcel A to Parcel F, and the DA amendment replaces the requirement for 18 affordable units on Parcel A with a \$20 million monetary contribution and other commitments from the developer. The new FDP includes a 10-level approximately 432,158 square foot Research and Development building, a 5,182 square foot pavilion building with retail space and long-term employee bicycle parking, a six-level parking garage with 707 parking spaces, and approximately \$4m in public art.	Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approx. 14,000 square feet of retail space, and 222 parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. FDP application for new proposal submitted April 9, 2021. Plans modified to address building and fire code issues; Planning Commission study session held October 28, 2021. City Council study sessions held on November 2, 2021, April 19, 2022, and May 17, 2022. Second Planning Commission study session held June 8, 2022. Planning Commission voted to recommend approval of PUD/PDP amendment and DA amendment on August 25, 2022. City Council approved PUD/PDP amendment and DA amendment on first reading on September 20, 2022, and second reading on October 4, 2022. Planning Commission approved FDP on October 27, 2022. Received building permit application for Parcel A parking garage on December 21, 2022; received building permit application for foundation for life science tower on December 12, 2022; received building permit application for foundation for pavilion on December 28, 2022; approved grading permit application for life science tower on March 24, 2023; approved building permit application for temporary parking along Parcels A and B on May 11, 2023. Received building permit application for parking structure on December 21, 2022. Received building permit application for 10-story tower on August 21, 2023. Received building permit application for pavilion superstructure on October 25, 2023. Approved building permit for pavilion and park on May 6, 2024. 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	Nabihah Azim Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
5801 Christie Mixed Use Project 5801-5861 Christie Avenue UPDR22-001 No. 12  Status: Processing - 50%	<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> <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. In October 2025, the Property owner listed the site for sale.</p>	Nabihah Azim 5801 Christie Owner (DE) LLC c/o Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
<i>Total BMR</i>	<i>16</i>																
Market	78																
Total Units	94																



<p>Nellie Hannon Gateway 3600 San Pablo Avenue ZC20-002 No. 21</p> <p></p> <p>Status: Occupancy - 100%</p>	<p>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.</p> <table border="1" data-bbox="551 470 844 687"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Extremely Low</td> <td>29</td> </tr> <tr> <td>Very Low</td> <td>30</td> </tr> <tr> <td>Low</td> <td>30</td> </tr> <tr> <td><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	Extremely Low	29	Very Low	30	Low	30	<i>Total BMR</i>	<i>89</i>	Market	1	Total Units	90	<p>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. Leasing application period opened May 12, 2025. Inspection of BMR units conducted on July 22, 2025. Planning inspection conducted in August 2025. Temporary Certificate of Occupancy granted for residential permit on September 11, 2025. By the end of November, 80% of the units had tenants that were approved to move in. Building permit for ECAP tenant improvements passed a Final Inspection on October 30, 2025. Final Certificate of Occupancy granted on November 17, 2025.</p>	<p>Jake Rosen Resources for Community Development dba Evoy, L.P. (510) 841-4410 x329 jrosen@rcdhousing.org</p>
Income Level	Units																
Extremely Low	29																
Very Low	30																
Low	30																
<i>Total BMR</i>	<i>89</i>																
Market	1																
Total Units	90																



Community Development Department
Status of Major Development Projects
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact													
RESIDENTIAL AND LIVE/WORK PROJECTS																
Baker Metal Live/work 1265 65 th Street UP07-09, DR07-15 No. 2  Status: Construction - 25%	<p>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room.</p> <table> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>17</td> </tr> <tr> <td>Total Units</td> <td>17</td> </tr> </tbody> </table> <p>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. <u>Received Building Permit Application for conversion to live/work units and café on December 29, 2025</u></p>	Income Level	Units	Market	17	Total Units	17	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%	<p>New 24-unit residential building, all 2- and 3-bedroom units.</p> <table> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <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><i>4</i></td> </tr> <tr> <td>Market</td> <td>20</td> </tr> <tr> <td>Total Units</td> <td>24</td> </tr> </tbody> </table> <p>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</p>	Income Level	Units	Very Low	1	Low	1	Moderate	2	<i>Total BMR</i>	<i>4</i>	Market	20	Total Units	24	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
Income Level	Units															
Very Low	1															
Low	1															
Moderate	2															
<i>Total BMR</i>	<i>4</i>															
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></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="1" data-bbox="561 274 846 393"> <thead> <tr> <th>Income Level</th><th>Units</th></tr> </thead> <tbody> <tr> <td>Market</td><td>2</td></tr> <tr> <td><i>Removed units</i></td><td>1</td></tr> <tr> <td>Net Units</td><td>1</td></tr> </tbody> </table>	Income Level	Units	Market	2	<i>Removed units</i>	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										
<i>Removed units</i>	1										
Net Units	1										



Community Development Department
Status of Major Development Projects
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
4-Unit Replacement 1271 64 th Street UPDR21-005 No. 7  Status: Plan Check - 100%	<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> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <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> </tbody> </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>	Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com
Income Level	Units										
Market	4										
<i>Removed units</i>	4										
Net Units	0										



Community Development Department
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
Christie Sites 5890, 5900 and 6150 Christie Avenue No. 11  Status: Approval - 100%	<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> <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>364</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>	364	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>	Valerie Bernardo, Economic Development and Housing Manager (510) 596-4354 vbernardo@emeryville.org
Income Level	Units														
Very Low	268														
Low	96														
<i>Total BMR</i>	364														
Market	3														
Total Units	367														

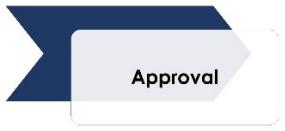


Community Development Department
Status of Major Development Projects
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact						
Group Residential 5876 Doyle Street UPDR20-003 No. 13  Status: Processing - 50%	Renovation of former single-family residential unit into Group Residential facility with 12 rooms.	Application is incomplete; Planning Commission study session deferred until required information is submitted.	Jean Williams Owner's Representative (913) 593-8703 jwilliams@abcconstruction.net						
Duplex Conversion 1291 55th Street UPDR21-007 No. 17  Status: Plan Check - 100%	Conversion of existing single-family home into two units with additional floor area. <table> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>1</td> </tr> </tbody> </table>	Income Level	Units	Market	1	Total Units	1	Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021. Planning Commission approved on January 27, 2022. Received building permit application on June 30, 2022; approved building permit on August 31, 2023. Issued Building Permit on May 14, 2025.	Elias Horat Creates Cool LLC (415) 299-2722 elias@createscool.com
Income Level	Units								
Market	1								
Total Units	1								



Community Development Department
Status of Major Development Projects
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 No. 18  Status: Approval - 100%	<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> <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>67</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>	67	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. In September 2025, staff were informed the application for MHP funding was unsuccessful.</p>	Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org : Valerie Bernardo City of Emeryville (510) 596-4354 vbernardo@emeryville.org
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
<i>Total BMR</i>	67																
Market	1																
Total Units	68																



Community Development Department
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 No. 20  Status: Processing - 50%	<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> <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>	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net
Income Level	Units														
Very Low	44														
Low	45														
<i>Total BMR</i>	<i>89</i>														
Market	1														
Total Units	90														



Community Development Department
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 December 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
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 December 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. An application to extend the expiration date for the planning entitlements was approved by the Planning Commission on August 28, 2025.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com



Community Development Department
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
EmeryStation V (formerly 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. Demolition work completed on May 27, 2025 for 1601-1607 63 rd St Building.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com



Community Development Department
Status of Major Development Projects
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 December 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets <div style="display: flex; align-items: center; margin-top: 10px;"> ↗ <div style="border: 1px solid #4f81bd; padding: 5px; border-radius: 10px; text-align: center;"> Pre-Application </div> </div> <p>Status: Pre-Application - 50%</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.	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	Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org



Community Development Department
Status of Major Development Projects
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 December 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 - 100%	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>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. <u>Tokyo Central Market received TCO on December 19, 2025. Shell building permit passed a Final Inspection on December 31, 2025.</u></p>	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com



<p>Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 No. 19</p> <p>Pre-Application</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. ACAG 11th meeting held November 18, 2025 to receive an update from the consultant.</p>	<p>Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org</p>
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Status Key:



	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	9	10							75
Plumb., Elec., Mech.	22	44	15	28	7	19							135
Fire	7	2	2	7	5	4							27
MON. TOTALS	42	63	26	52	21	33	0	0	0	0	0	0	
													FISCAL YEARLY TOTAL 237
VALUATION													
Residential	\$1,876,905	\$1,337,335	\$78,324	\$891,471	\$401,901	\$247,500							\$4,833,436
Sub Permits	\$625,400	\$88,737	\$519,562	\$752,152	\$241,507	\$87,973							\$2,315,331
Commercial	\$3,352,649	\$10,232,205	#####	\$1,053,145	\$3,128,134	#####							\$21,336,232
MON. TOTALS	\$5,854,954	\$11,658,277	#####	\$2,696,768	\$3,771,542	#####	\$0	\$0	\$0	\$0	\$0	\$0	
													FISCAL YEARLY TOTAL \$28,484,999
FEES COLLECTED													
General Plan	\$20,389.83	\$68,172.81	#####	\$15,741.56	\$19,599.30	\$8,449.67							\$147,289.39
Building Standards Admin	\$177.00	\$560.00	\$136.00	\$143.00	\$169.00	\$78.00							\$1,263.00
Technology Fee	\$4,077.97	\$13,634.58	\$2,987.24	\$3,148.31	\$3,919.88	\$1,689.93							\$29,457.91
Building Permit	\$31,401.25	\$127,149.20	#####	\$19,382.40	\$30,238.79	#####							\$241,654.40
Plan Review	\$14,252.17	\$36,629.01	#####	\$21,489.25	\$56,242.91	#####							\$217,320.99
Energy Review	\$355.98	\$4,244.28	\$2,270.86	\$1,110.65	\$4,747.72	\$7,889.84							\$20,619.33
Electrical Permit	\$6,251.58	\$26,795.73	\$7,224.29	\$9,660.91	\$6,192.71	\$2,066.75							\$58,191.97
Plumbing Permit	\$4,394.77	\$22,456.66	\$4,056.12	\$1,549.89	\$4,468.51	\$2,229.27							\$39,155.22
Mechanical Permit	\$4,330.11	\$21,797.12	\$3,390.73	\$4,883.58	\$4,800.61	\$1,895.64							\$41,097.79
S.M.I.P.	\$1,085.83	\$3,788.00	\$661.40	\$652.69	\$1,052.35	\$434.25							\$7,674.52
Microfiche	\$252.82	\$1,262.18	\$207.18	\$162.80	\$306.26	\$81.61							\$2,272.85
Fire Dept. Fees	\$5,848.35	\$14,465.70	#####	\$6,416.50	\$36,301.48	\$4,030.76							\$79,744.77
Sewer Connection	\$5,348.50	\$0.00	\$8,118.00	\$0.00	\$369.00	\$1,476.00							\$15,311.50
Transportation Facility*	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$346,931.00
School	\$9,677.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$9,677.55
Art Public Places	\$0.00	\$0.00	#####	\$0.00	\$0.00	\$0.00							\$20,623.01
Parks & Recreation*	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$177,370.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00
Other : (WMP, AMMR)	\$3,563.00	\$4,756.00	\$1,762.00	\$931.00	\$3,269.00	\$4,432.00							\$18,713.00
MON. TOTALS	#####	\$345,711.27	#####	\$85,272.54	#####	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014												FISCAL YEARLY TOTAL	\$1,474,368.20