

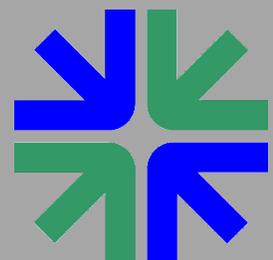


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

FEBRUARY 2026

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of February 2026. 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 February 3rd, the City Council adopted an ordinance amending the Planning Regulations to implement Program LL of the City's Housing Element. Program LL entailed several changes to conform the City's development regulations to state law in areas such as residential care facilities, agricultural worker housing, emergency shelters, and three to four unit buildings. The ordinance will become effective on March 5, 2026.
- On February 16th, Planet Fitness held a ribbon cutting event for their new facility at 4349 San Pablo Avenue, formerly CVS Pharmacy. The event featured the artist team that created an augmented reality mural on the building, which depicts community members in exercise movements.
- On February 20th, the City Council held a Strategic Planning Session at the Emeryville Child Development Center. The Council established four top priorities including revenue measures for the upcoming election, the Sutter hospital development, completion of the 40th Street Multimodal Improvements Project, and the Arts Center Project.
- The 2026 Visual Art Grants Program received over 40 applications totaling over \$500,000 in funding requests. Review of applications and recommendations for awards is anticipated in March and April.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

February 3

- Proclaimed February 2026 Black History Month
- Adopted the second reading of an ordinance amending the Planning Regulations to implement Program LL of the 2023-2031 Housing Element ([staff report](#))
- Adopted the second reading of an ordinance amending the bicycle parking requirements of the Planning Regulations ([staff report](#))

February 17

- Authorized amendment of a contract with Preservation Arts for public art collection maintenance services ([staff report](#))

February 20

- Held a strategic planning session

Planning Commission

February 26

- Received the General Plan Annual Progress Report, including Housing Element Progress Report and Successor Housing Agency Report
- Recommended City Council approval of amendments to the Planning Regulations implementing Housing Element Programs B, HH and KK

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

Public Art Committee (PAC)

February 12

- Recommended initiation of a credit plaque program for Visual Arts Grants and donated works
- Reviewed the final design for the 40th Streetscape Public Art Project

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

Housing Committee

February 4

- Nominated members to the Visual Arts and Community Promotions Grant subcommittees
- Reviewed the Calendar Year 2025 Housing Element Annual Progress Report
- Reviewed the Fiscal Year 2025 Housing Successor Agency Annual Progress Report

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 March 18, 2026

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 February DCC meeting was cancelled.

Community Development Items with Committees Staffed by Other Departments

- Budget and Governance Committee, February 3: discussed laws pertaining to habitability and code enforcement in multifamily buildings; received an update on tenant landlord relations ordinance modifications including large/small landlord definitions

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 February, 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</i>		
Minor – 1195 65th	For the Love of Matcha café	Incomplete 2/17.
<i>Design Review</i>		
Minor – 3938 Horton	Boot Barn exterior TIs	Approved 2/25.
<i>Sidewalk Café Permit</i>		
1195 65th	For the Love of Matcha café	Incomplete 2/17.
<i>Sign Permit</i>		
Minor – 5636 Bay	Coach signage	Approved 2/17.
Minor – 5815 Shellmound	Home Wise Appliance signs	Incomplete 2/25.
<i>Subdivision</i>		
5520 Beaudry	Lot split	Under review 2/25.
<i>Temporary Use Permit</i>		
1900 Powell	Farmers’ market	Submitted 2/6.
<i>Zoning Compliance Letter</i>		
6501 Shellmound	AT&T telecom – new antenna	Approved 2/17.
<i>Business License</i>		
	Various	Approx. 13 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 February, the consultant continued their work analyzing the City’s existing fee programs and capital needs. On February 18th, staff met with the consultant to review comparison of the City’s policy with those in other jurisdictions.

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		55
Total valuation		\$3.9m
Fees collected		\$100k
Plan review extensions		9
Permit expiration renewals		6
Fast Track Plan Check	Same day	21
	Two-week	14
	Expedited requests*	2
Waste Management Plan Reviews		4

**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.

- None to report this period.

Major Projects Anticipated

The following major developments are anticipated to generate Building Division activity in Fiscal Years 2026 and 2027:

- EmeryStation Overland; 1567 63rd Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63rd Street, first demolition permit 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 February 2026.

Major Tenant Improvements

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

- Interior and exterior renovation for R&D, 4700 San Pablo Avenue; \$2.6M Valuation, Permit Finalized on January 21st
- Burlington, retail tenant improvements, 3839 Emery St, Suite 300; \$1.7 Valuation, Permit Finalized on February 2nd
- Atrium Building, Make Ready Day 2 Phase 2 improvements; \$1M Valuation, Permit Finalized on February 24th

Projects Completed/Nearing Completion

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

- Burlington, retail tenant improvements, 3839 Emery St, Suite 300; \$1.7 Valuation; CO issued on February 12th

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	32
Telephone contacts	47
Email correspondence	77
In-office meetings	3
Inspections	45
Notices of Violation or Request for Inspections	12
Administrative Citations	N/A

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

Overview

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

Note: blue highlights indicate relationship to Strategic Plan

<i>Economic Development</i>		
	Business assistance correspondence	19
	Brokers/owners correspondence	5
	Prospective business inquiries	1
	New business outreach/welcome visits	12
<i>Labor Standards</i>		
	Fair Workweek inquiries	3
	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	\$ 7,844
	Meter revenue	\$11,552
	Citation revenue	\$15,575
	Total revenue	\$34,971
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development sites w/art, monitoring	19
	Private development art forecast, est. value	\$9.9M
	Art installations	0

<i>Affordable Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	3
	Ownership subordination agreements pending	0
	First Time Emeryville loan applications pending	0
	Active First Home Emeryville Conditional Approvals	0
	First Time Homebuyer Loan Closings	0
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	0
	Rental property manager trainings	N/A
	Rental desk audits	0
	Eviction notices per address received	46
	<i>General/Other</i>	
	Homeless outreach contacts/visits	15(est.)
	Correspondence with residential developers	0

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, tenant lease up complete

Other Policy and Program Activities

Economic Development

Strategic Plan Initiative: Art Center Project

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On February 5, the ACAG met to review the final consultant report on organizational structure and implementation.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On February 6, staff met with the environmental consultant to prepare for an introductory meeting with Alameda County Environmental Health staff, which was held on February 10. ACEH staff requested a revised sampling plan and a follow up meeting to review in March

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. In February, staff continued outreach activities, including circulation of a business survey.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

Staff met with 510 Media on February 26 to discuss content needs in advance of website launch.

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 assisted with coordination of the grand opening event for Planet Fitness, held on February 16.

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.

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 First Home Emeryville loans have closed.

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. The City has been reimbursed by the State for the entire grant and the State has closed out the grant agreement.
COMPLETE

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. On February 18th, staff met with the consultant to review the inclusionary zoning policy landscape and peer city survey.

Program LL. Planning Regulation Amendments

In December 2025, the Planning Commission recommended the City Council approve an ordinance making several amendments to the Planning Regulations to implement Program LL. On January 20th, the City Council adopted the first reading of the ordinance, the second reading was adopted on February 3rd.

Programs B, HH, and KK. Planning Regulation Amendments

On February 26th, the Planning Commission recommended the City Council approve an ordinance making amendments to the Planning Regulations to implement Programs B, HH and KK.

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 February, staff met with the consultant to discuss eviction for unit repair issues and policies and to reviewed the draft Stakeholder and Community Outreach Summary component of their report

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 continued researching an HOA/Homeowner special assessment loan program and completed 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. In January the City Council approved the ABG Art Group's 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 potential shows to be commissioned at Gallery 4509. In February, ABG Art Group solicited applications for the Film Festival and residencies. Offers for residencies, which will begin in April, will be recommended by the RCCD partners at their meeting March 18. ABG Art Group is interviewing semifinalists prior to making recommendations to the partners for invited artists. Remaining State funding was used for the Film Festival. AiPP funding is funding the residencies in the absence of new State funding.

40th Streetscape Public Art - In February, 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 was presented to the Public Art Committee, prior to being brought for review by the City Council in April 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 Robert Ortbal’s work installed in January. Bookmarks featuring the program are available for distribution.

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,
- Torrey Cummings
- Alla Agafonov

Visual Art Grants – The call for applications for 2026 Visual Art Grants was initially closed on February 27 but re-opened due to technical issues through March 13. Over 20 locations were provided for artist consideration for priority locations for Visual Art Grants, with \$122,500 in funding available. At the end of February, prior to the application period extension, 40 applications totaling over \$500,000 had been submitted. The Selection Panel, made up of committee members from the Public Art, Park and Recreation, Economic Development Advisory and Bicycle And Pedestrian Committees and the Commission on Aging will interview semifinalists for locations with multiple applicants and all applicants for locations with just one application.

Erin Fong Color Workshop – Community Development Block Grant (CDBG) funding for seniors and youth participation was provided for artist Erin Fong to conduct a workshop at ECCL Building A in two installments. The final workshop will be held March 14, 2026,

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 February, staff confirmed details for a multi-departmental tour of EBMUD facilities, for March 25, 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. Data from the project was shared with staff in February and a kickoff meeting and tour of sites in the East Bay are planned for March. Ducks Inc will manage the design consultant team. Baseline data will be collected for Emeryville's (and the other sites) subtidal and intertidal shorelines.

Other current adaptation initiatives include so many agencies that an interagency collaboration group is meeting quarterly starting in March, including:

Feasibility Study: SFEP Emeryville Crescent Horizontal Living Levee (with TAC) feasibility study by a team led by Sherwood Design Engineers was kicked-off in January 2026.

Pilot Project: 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 Climate Adaptation Planning for Oakland's Frontline Communities (CAPOFC): As of January, CAPOFC grant work is ongoing, but community engagement has not yet begun. The Port hired AECOM to undertake a detailed flood hazard modeling assessment and they have been doing that work over the past year. The Port is developing flood models for daily tidal flooding, combination stormwater events, as well as developing a groundwater rise model with new flood maps expected in Spring 2026.

In February staff represented Emeryville on the Technical Advisory Committee for AC Transit's Adaptation Plan.

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***Systems testing continued in February, with sessions held on the 10th through 12th and 24th through 26th. Implementation is approximately 50% complete.**

On February 4th, CDD staff participated in the review of proposals for revenue measure consultant support and participated in interviews of the proposing firms on February 18th and 19th.

On February 17th, CDD staff participated in a discussion with the UC Berkeley Public Interest Technology clinic on potential ways for the clinic to help the City

On February 20th, CDD Director Chadrick Smalley participated in the City Council Strategic Planning Session held at the Emeryville Child Development Center.

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)	2/11
MTC Introduction to the New Complete Streets Checklist Portal	2/18
Bay Wheels City Call (regional bike share coordination)	2/25
<i>Building</i>	
<i>Economic Development & Housing</i>	
AC Transit Resilience Plan	2/3
Combating Climate Change with Stream Restoration	2/3
Art Center Advisory Group	2/5
All City Housing	2/6
CA Public Art Administrators State Meeting	2/6
Alameda County PIT Jurisdictional Lead Meeting	2/10
Cultural Districts Whole Cohort Kick Off Meeting	2/10
BAPT Public Trustee Interview - Berkeley/Emeryville	2/11
SFEP Artist in Residency Scoping Meeting	2/11
Shoreline Plantings: Community-Led Revegetation for Living Shorelines	2/12
City/County Homeless TWG	2/13
Doorway Working Group	2/17
North County Region- Home Together (Homeless) Meeting	2/18
RCCD Partners Meeting	2/18
Alameda County City Level Arts Partnership Monthly Meeting	2/18
NorCal Public Art Administrators Network	2/19
EBHO Policy Meeting	2/19
Park Mobile Dashboard Review	2/23
Join the Conversation: Bay Area Urban Nature Collaborative	2/24

PIT Count Data Review & Finalization Meeting	2/24
Dorothy Day House	2/24
City/County Homeless TWG	2/27

Community Development Department
Status of Major Development Projects
 Updated information is indicated by underlined text.
 February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
MIXED USE PROJECTS			
<p>Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63rd Street FDP21-001 No. 10</p>  <p>Status: Approval - 100%</p>	<p>Amendment to the Planned Unit Development/Preliminary Development Plan (PUD/PDP), amendment to the associated Development Agreement (DA), and a new Final Development Plan (FDP) for Parcels A and B. The PUD/PDP amendment moves the requirement for 10 townhouse units from Parcel A to Parcel F, and the DA amendment replaces the requirement for 18 affordable units on Parcel A with a \$20 million monetary contribution and other commitments from the developer. The new FDP includes a 10-level approximately 432,158 square foot Research and Development building, a 5,182 square foot pavilion building with retail space and long-term employee bicycle parking, a six-level parking garage with 707 parking spaces, and approximately \$4m in public art.</p>	<p>Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approx. 14,000 square feet of retail space, and 222 parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. FDP application for new proposal submitted April 9, 2021. Plans modified to address building and fire code issues; Planning Commission study session held October 28, 2021. City Council study sessions held on November 2, 2021, April 19, 2022, and May 17, 2022. Second Planning Commission study session held June 8, 2022. Planning Commission voted to recommend approval of PUD/PDP amendment and DA amendment on August 25, 2022. City Council approved PUD/PDP amendment and DA amendment on first reading on September 20, 2022, and second reading on October 4, 2022. Planning Commission approved FDP on October 27, 2022. Received building permit application for Parcel A parking garage on December 21, 2022; received building permit application for foundation for life science tower on December 12, 2022; received building permit application for foundation for pavilion on December 28, 2022; approved grading permit application for life science tower on March 24, 2023; approved building permit application for temporary parking along Parcels A and B on May 11, 2023. Received building permit application for parking structure on December 21, 2022. Received building permit application for 10-story tower on August 21, 2023. Received building permit application for pavilion superstructure on October 25, 2023. Approved building permit for pavilion and park on May 6, 2024. All pending Building Permit Applications were allowed by the Developer to expire in December 2024. In March 2025, the developer initiated discussions on amendment of the Development Agreement to provide for the potential reinstatement of residential use for Parcel A. Planning Commission recommended approval of DA amendment on May 22, 2025. City Council adopted first reading of ordinance approving DA amendment on June 17, 2025, and the second reading on July 1, 2025</p>	<p>Nabihah Azim Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com</p>



Community Development Department
Status of Major Development Projects
 Updated information is indicated by underlined text.
 February 2026

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%	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. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </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><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> </table>	Income Level	Units	Very Low	4	Low	5	Moderate	7	<i>Total BMR</i>	<i>16</i>	Market	78	Total Units	94	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.	Nabihah Azim5801 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																
RESIDENTIAL AND LIVE/WORK PROJECTS																	
Baker Metal Live/work 1265 65 th Street UP07-09, DR07-15 No. 2  Status: Construction - 25%	Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Market</td> <td>17</td> </tr> <tr> <td>Total Units</td> <td>17</td> </tr> </table>	Income Level	Units	Market	17	Total Units	17	Community meeting July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot-high wall at east side submitted on December 2, 2021, approved on June 23, 2022, and issued on August 3, 2022. Received Building Permit Application for conversion to live/work units and café on December 29, 2025. Received formal request from Owner to withdraw Building Permit Application submitted on December 29,2025 on January 12, 2026.	Sasha Shamszad MRE Commercial (510) 849-0776 sshamszad@yahoo.com								
Income Level	Units																
Market	17																
Total Units	17																



**Community Development Department
Status of Major Development Projects**
Updated information is indicated by underlined text.
February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
Multi-Unit Residential Project 1225 65th Street UPDR15-001 No. 3  Status: Plan Check - 25%	New 24-unit residential building, all 2- and 3-bedroom units. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Very Low</td> <td>1</td> </tr> <tr> <td>Low</td> <td>1</td> </tr> <tr> <td>Moderate</td> <td>2</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>4</i></td> </tr> <tr> <td>Market</td> <td>20</td> </tr> <tr> <td>Total Units</td> <td>24</td> </tr> </table>	Income Level	Units	Very Low	1	Low	1	Moderate	2	<i>Total BMR</i>	<i>4</i>	Market	20	Total Units	24	Planning Commission `study sessions held March 26, 2015 and October 22, 2015. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021. Two-year extension, to December 9, 2024, approved by Planning Commission on January 26, 2023. Received Building Permit Application on November 26, 2024. Columnar ceramic artwork by John Toki is planned for the project	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
Income Level	Units																
Very Low	1																
Low	1																
Moderate	2																
<i>Total BMR</i>	<i>4</i>																
Market	20																
Total Units	24																



**Community Development Department
Status of Major Development Projects**
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February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<p>4-Unit Replacement 1271 64th Street UPDR21-005 No. 7</p>  <p>Status: Plan Check - 100%</p>	<p>Construction of four new units and demolition of four existing units. Demolition requires City Council approval. Previously approved as addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom. During construction, it was discovered that the existing building had been entirely demolished.</p> <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Market</td> <td>4</td> </tr> <tr> <td><i>Removed units</i></td> <td>4</td> </tr> <tr> <td>Net Units</td> <td>0</td> </tr> </table>	Income Level	Units	Market	4	<i>Removed units</i>	4	Net Units	0	<p>Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017. Building permit approved on July 3, 2019 and ready to issue pending payment of permit fees. Fees paid and building permit issued on December 15, 2020. Stop work order issued on May 18, 2021 when it was discovered that existing building had been demolished, which required City Council approval. Application for new building and demolition of existing residential units submitted on June 23, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved with conditions on December 21, 2021. Received demolition and 4-unit replacement building permit applications on March 3, 2022. Approved demolition permit applications on April 19, 2022. Approved building permit application on March 30, 2023. Applicant has requested reduction or waiver of condition requiring payment of penalty fees for work without permits; request scheduled for consideration of recommendation by Planning Commission on August 24, 2023, and for decision by City Council on October 3, 2023. Applicant withdrew request for fee reduction November 7, 2023.</p>	<p>Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com</p>
Income Level	Units										
Market	4										
<i>Removed units</i>	4										
Net Units	0										



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February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<p>Christie Sites 5890, 5900 and 6150 Christie Avenue No. 11</p>  <p>Status: Approval - 100%</p>	<p>364 affordable units and 3 market rate managers' units in three eight-story buildings with an 8,350 square foot expansion of Christie Park, including a basketball court.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>268</td> </tr> <tr> <td>Low</td> <td>96</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>364</i></td> </tr> <tr> <td>Market</td> <td>3</td> </tr> <tr> <td>Total Units</td> <td>367</td> </tr> </tbody> </table>	Income Level	Units	Very Low	268	Low	96	<i>Total BMR</i>	<i>364</i>	Market	3	Total Units	367	<p>City Council study session on development program held on January 18, 2022. City Council authorized release of RFP and declared properties exempt surplus on June 21, 2022. Request for proposals issued June 22, 2022. Six proposals received on August 5, 2022. City Council selected EAH Housing as first choice developer on November 15, 2022 and authorized City Manager to execute Exclusive Right to Negotiate Agreement with EAH. EAH presented park expansion options to Parks and Recreation Committee on March 15, 2023. Community meeting held at Christie Park on March 25, 2023. Presentation to Housing Committee April 5, 2023; to Pedestrian Bicycle Advisory Committee May 1, 2023; Public Art Committee May 11, 2023. Community meeting held at Public Market May 30, 2023. Planning Commission study session held July 27, 2023. Review by Housing Committee August 2, 2023; Community meeting at Christie Park held September 16, 2023; review by Bicycle Pedestrian Advisory Committee October 2, 2023; by Parks and Recreation Committee October 18, 2023. Planning Commission 2nd study session held December 14, 2023. City Council approved 1st reading of ordinance approving Lease Disposition and Development Agreement January 16, 2024, 2nd reading approved February 6, 2024. Tribal consultation initiated December 2023, completed June 2024. Application for planning approvals submitted July 15, 2024. Comments provided and application resubmitted March 19, 2025. The entitlement application was approved on June 5, 2025.</p>	<p>Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org Valerie Bernardo ,Economic Development and Housing Manager (510) 596-4354 vbernardo@emeryville.org</p>
Income Level	Units														
Very Low	268														
Low	96														
<i>Total BMR</i>	<i>364</i>														
Market	3														
Total Units	367														



**Community Development Department
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February 2026

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@abconstruction.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 border="0"> <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	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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 February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<p>Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 No. 18</p>  <p>Status: Approval - 100%</p>	<p>New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Extremely Low</td> <td>23</td> </tr> <tr> <td>Very Low</td> <td>22</td> </tr> <tr> <td>Low</td> <td>22</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>67</i></td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>68</td> </tr> </tbody> </table>	Income Level	Units	Extremely Low	23	Very Low	22	Low	22	<i>Total BMR</i>	<i>67</i>	Market	1	Total Units	68	<p>The City Council authorized release of an RFP for senior or intergenerational affordable housing on September 17, 2019. On July 21, 2020 the City Council selected EAH Housing as the first choice developer and authorized execution of an ERN. ERN executed October 29, 2020. Senate Bill 591, which allows for fully integrated intergenerational housing developments, signed into law on September 28, 2021. Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022. EAH held a community meeting on April 12, 2022. The Commission on Aging reviewed proposed programming and service providers on May 11, 2022. EAH submitted SB330 application on May 31, 2022. Second Planning Commission study session and action on General Plan Conformity finding held July 28, 2022. LDDA (1st reading) and determination of “exempt surplus” approved by the City Council on July 19, 2022, second reading approved on September 6, 2022. LDDA executed October 26, 2022. SB35 application submitted November 1, 2022. Community Development Director approved on December 5, 2022. Application for extension of A-1 bond funding submitted May 2024 and approved by the Alameda County Board of Supervisors on October 8, 2024. In March 2025, the developer evaluated the potential for application to the HCD for Multi Family Housing Program (MHP) funding, for which applications are due April 15, 2025. On April 1, 2025, the City Council authorized a commitment of approximately \$12.7m to support the MHP application, and authorized amendment of the LDDA to adjust affordability levels to improve project feasibility. In September 2025, staff were informed the application for MHP funding was unsuccessful.</p>	<p>Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org Valerie Bernardo City of Emeryville (510) 596-4354 vbernardo@emeryville.org</p>
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
<i>Total BMR</i>	<i>67</i>																
Market	1																
Total Units	68																



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February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<p>3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 No. 20</p>  <p>Status: Processing - 50%</p>	<p>Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</p> <table border="0"> <thead> <tr> <th>Income Level</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>44</td> </tr> <tr> <td>Low</td> <td>45</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>89</i></td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>90</td> </tr> </tbody> </table>	Income Level	Units	Very Low	44	Low	45	<i>Total BMR</i>	<i>89</i>	Market	1	Total Units	90	<p>Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.</p>	<p>Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net</p>
Income Level	Units														
Very Low	44														
Low	45														
<i>Total BMR</i>	<i>89</i>														
Market	1														
Total Units	90														



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



**Community Development Department
Status of Major Development Projects**
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February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
OTHER			
Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022. Second Planning Commission study session held December 8, 2022. Third Planning Commission study session held July 27, 2023. Planning Commission approved August 24, 2023. 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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February 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<p>EmeryStation V (formerly Overland) 1567 63rd Street UPDR21-001 No. 9</p>  <p>Status: Plan Check - 25%</p>	<p>New 300,000 square foot lab building and 496 space parking garage.</p>	<p>Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023. Demolition permit (limited scope) application approved October 2, 2024. Issued Demolition permit for 1601-1607 63rd St Building on November 25, 2024. Demolition work completed on May 27, 2025 for 1601-1607 63rd St Building.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>
<p>Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets</p>  <p>Status: Pre-Application - 50%</p>	<p>Amendment of former Novartis portion of Chiron Life Sciences Center Planned Unit Development to develop a hospital and medical office buildings in new and existing buildings totaling approximately 810,000 square feet and utilizing the existing parking structure with approximately 1,991 spaces.</p>	<p>See Monthly Progress Report of February 2025 for prior project history. In February, 2025, Sutter Health acquired the properties from BioMed Realty for future medical uses. Preliminary application received on April 3, 2025. City Council authorized contract with consultant for EIR preparation on July 1, 2025</p>	<p>Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org</p>



<p>Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 No. 19</p>  <p>Status: Pre-Application - 25%</p>	<p>Conversion of former industrial building into City art center.</p>	<p>City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission unanimously denied “value engineering” revisions on June 24, 2021. On appeal, City Council unanimously upheld Planning Commission’s decision to deny modifications on October 5, 2021. Lease Disposition and Development Agreement with Orton Development Inc. terminated on October 11, 2022. City Council study session held July 18, 2023. City Manager appointed members to Art Center Advisory Group (ACAG) on December 18, 2023. Initial meeting of ACAG held January 25, 2024. City Council authorized contract for project advancement activities (building evaluation and visioning) on February 20, 2024. ACAG 2nd meeting held June 11, 2024. ACAG 3rd meeting held August 27, 2024. ACAG 4th and 5th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024. ACAG 6th meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. ACAG 7th meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025. Submittals received May 8, 2025. ACAG 8th meeting held May 19, 2025 and finalist fundraising consultants recommended. ACAG 9th meeting held June 17, 2025 and recommended consultant. ACAG 10th meeting held September 25, 2025 to discuss consultant’s work. ACAG 11th meeting held November 18, 2025 to receive an update from the consultant. ACAG 11th meeting held January 13, 2026 to review consultant’s final report. <u>ACAG 12th meeting held February 5th to continue review of final reports and make recommendations to City Council.</u></p>	<p>Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org</p>
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	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	8	13					96
Plumb., Elec., Mech.	22	44	15	28	7	19	25	39					199
Fire	7	2	2	7	5	4	6	3					36
MON. TOTALS	42	63	26	52	21	33	39	55	0	0	0	0	
												FISCAL YEARLY TOTAL	331
VALUATION													
Residential	\$1,876,905	\$1,337,335	\$78,324	\$891,471	\$401,901	\$247,500	\$208,038	\$716,392					\$5,757,866
Sub Permits	\$625,400	\$88,737	\$519,562	\$752,152	\$241,507	\$87,973	\$575,482	\$1,715,514					\$4,606,327
Commercial	\$3,352,649	\$10,232,205	#####	\$1,053,145	\$3,128,134	#####	\$4,664,630	\$1,482,747					\$27,483,609
MON. TOTALS	\$5,854,954	\$11,658,277	#####	\$2,696,768	\$3,771,542	#####	\$5,448,150	\$3,914,653	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$37,847,802
FEES COLLECTED													
General Plan	\$20,389.83	\$68,172.81	#####	\$15,741.56	\$19,599.30	\$8,449.67	\$26,688.63	\$18,359.91					\$192,337.93
Building Standards Admin	\$177.00	\$560.00	\$136.00	\$143.00	\$169.00	\$78.00	\$229.00	\$166.00					\$1,658.00
Technology Fee	\$4,077.97	\$13,634.58	\$2,987.24	\$3,148.31	\$3,919.88	\$1,689.93	\$4,337.74	\$3,671.99					\$37,467.64
Building Permit	\$31,401.25	\$127,149.20	#####	\$19,382.40	\$30,238.79	#####	\$38,944.19	\$18,650.81					\$299,249.40
Plan Review	\$14,252.17	\$36,629.01	#####	\$21,489.25	\$56,242.91	#####	\$14,353.16	\$18,583.29					\$250,257.44
Energy Review	\$355.98	\$4,244.28	\$2,270.86	\$1,110.65	\$4,747.72	\$7,889.84	\$1,999.15	\$1,436.00					\$24,054.48
Electrical Permit	\$6,251.58	\$26,795.73	\$7,224.29	\$9,660.91	\$6,192.71	\$2,066.75	\$9,270.63	\$5,937.06					\$73,399.66
Plumbing Permit	\$4,394.77	\$22,456.66	\$4,056.12	\$1,549.89	\$4,468.51	\$2,229.27	\$9,087.77	\$4,813.25					\$53,056.24
Mechanical Permit	\$4,330.11	\$21,797.12	\$3,390.73	\$4,883.58	\$4,800.61	\$1,895.64	\$8,208.19	\$3,119.79					\$52,425.77
S.M.I.P.	\$1,085.83	\$3,788.00	\$661.40	\$652.69	\$1,052.35	\$434.25	\$1,347.75	\$463.20					\$9,485.47
Microfiche	\$252.82	\$1,262.18	\$207.18	\$162.80	\$306.26	\$81.61	\$407.43	\$313.66					\$2,993.94
Fire Dept. Fees	\$5,848.35	\$14,465.70	#####	\$6,416.50	\$36,301.48	\$4,030.76	\$10,886.45	\$5,263.20					\$95,894.42
Sewer Connection	\$5,348.50	\$0.00	\$8,118.00	\$0.00	\$369.00	\$1,476.00	\$2,214.00	\$0.00					\$17,525.50
Transportation Facility*	#####	\$0.00	\$0.00	\$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	\$0.00	\$0.00					\$9,677.55
Art Public Places	\$0.00	\$0.00	#####	\$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	\$0.00	\$0.00					\$177,370.00
Affordable Housing*	\$0.00	\$0.00	\$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	\$3,705.00	\$19,601.52					\$42,019.52
MON. TOTALS	#####	\$345,711.27	#####	\$85,272.54	#####	#####	#####	#####	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,706,426.97
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													