

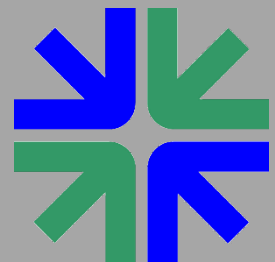


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

JULY 2025

City of Emeryville



CONTENTS

HIGHLIGHTS.....	2
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES	2
City Council	2
Planning Commission	3
Public Art Committee (PAC)	3
Housing Committee	3
Economic Development Advisory Committee	3
Development Coordinating Committee	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	16
APPENDIX: MAJOR PROJECTS TABLE	

HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of July 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 July 1st, the City Council authorized the execution of a contract with Urban Planning Partners for the preparation of an Environmental Impact Report for the Sutter Hospital Project. The contract amount is \$2,421,422, which will be funded by the project applicant.
- On July 29th, 30th and 31st, Information Technology, Community Development, and Public Works staff participated in all-day kickoff meetings with Tyler Technologies, launching the implementation of a new Enterprise Permitting Software suite. This work is extensive and will continue over the course of approximately one year.
- Lastly, July 11th was the last day of service for Chief Building Official/Fire Code Official Vic Gonzales. Vic entered a well-deserved retirement after over 24 years of exemplary service to the City of Emeryville, and he will be missed.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

July 1 (video):

- Issued a proclamation recognizing the 60th anniversary of the Eden Council for Hope and Opportunity (ECHO) Housing
- Received a quarterly update on Strategic Planning and Goals
- Authorized the execution of a contract with Urban Planning Partners (UPP) for preparation of an Environmental Impact Report (EIR) for the proposed Sutter Hospital Project ([staff report](#))
- Authorized the signing of a revised letter of commitment for the San Francisco Estuary Partnership's Senate Bill 1 grant application for the East Bay Crescent sub-regional vulnerability assessment and shoreline adaptation planning ([staff report](#))
- Adopted the 2025 Housing Affordability Table ([staff report](#))
- Authorized the execution of a contract with Weiss Associates for remedial design investigation for 1245 Powell Street ([staff report](#))
- Authorized the execution of a contract with Townsend Public Affairs for federal and state legislative advocacy services ([staff report](#))
- Adopted the second reading of an ordinance authorizing the Second Major Amendment to Public Market Development Agreement ([staff report](#))

July 15 (video)

- Authorized the execution of a contract with Economic and Planning Systems for preparation of an inclusionary housing study and development impact fee study ([staff report](#))

Planning Commission

The July 24 meeting of the Planning Commission was cancelled.

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

Public Art Committee (PAC)

July 10

- Elected officers for 2025-2026
- Received a presentation by Planning Intern Ana Padilla on her graduate studies capstone project on access to the Art in Public Places Program
- A discussion on Ohlone representation in the Art in Public Places Program concluded with action for Member Tejada-Flores to contact representatives of the Lisjan Confederation of Tribes to discuss possible options

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

Housing Committee

The July 2 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).

July 16

- Reviewed findings from the BIPOC Small Business Needs Assessment study by Northeastern University
- Reviewed the final concept for the marketing program

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

Development Coordinating Committee (DCC)

The July 16 meeting of the DCC was cancelled

Community Development Items with Committees Staffed by Other Departments

None to report this period.

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.

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 - 4088 Haven	Roast 'n Post recording studio	Resubmitted 7/20.
<i>Design Review</i>		
Minor – 5519 Beaudry	Single unit (see Zoning Compliance Letter)	Approved 7/24.
Minor – 1264 Ocean	New duplex	Incomplete 7/16.
Minor – 5872 Beaudry	Raise basement and expand home	Incomplete 7/3.
Minor – 1890 Powell	Benihana exterior improvements	Incomplete 7/2.
<i>Sign Permit</i>		
Minor – 5621 Bay	Tokyo Central signs	PC hearing rescheduled 8/28.
Minor – 1048 36th	Nellie Hannon sign	Approved 7/29.
Minor – 5655 Bay	Face Foundrie sign	Approved 7/15.
<i>Temporary Use Permit</i>		
9 Anchor	Trader Vic's Mai Tai Day 2025	Approved 7/24.
9 Anchor	Trader Vic's Run Fest 2025	Approved 7/24.
<i>Zoning Compliance Letter</i>		
1270 Ocean	Detached ADU	Incomplete 7/10.
5872 Beaudry	Detached ADU and JADU	Incomplete 7/3.
<i>Business License</i>	Various	Approx. 11 approvals

Long Range Planning**Strategic Plan Initiative: General Plan Update***Multi-Year Goal: Livable, Safe and Vibrant Community*

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

Strategic Plan Initiative: Update Development Impact Fees*Multi-Year Goal: Quality Infrastructure and Environmental Stewardship*

A consultant contract was approved by the City Council on July 15.

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		42
Total valuation		\$5.9m
Fees collected		\$636k
Plan review extensions		2
Permit expiration renewals		2
Inspections		Unavailable by publication
Fast Track Plan Check	Same day	10
	Two-week	18
	Expedited requests*	02

**requests for plan review comments or permit approval within 3-5 days*

Major Projects Under Construction

The following include brief highlights and status of major projects under construction during the current month. The Number refers to the Major Projects Table.

- Bay Street Grocery Store (No. 15): Building shell is 100% complete, final inspection signoff is pending completion of the plaza improvements and remaining condition of approvals. Tenant Tokyo Central Marketplace building permit for tenant improvements was issued on February 12, 2025. Tenant improvement construction has started as of April and the contractor

anticipates 8 to 10 months of construction activity before occupancy. During July, inspections included completing slab on grade work.

- Nellie Hannon Gateway (No. 21): The project is 95% complete with temporary certificate of occupancy pending. During July, construction continued on the frontage, exterior lath where the manlift was located, and Alameda County Health Department approvals for the ECAP space are pending. The BMR units were inspected by EDH staff on July 22.

Major Projects Anticipated

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

- EmeryStation Overland (Map No. 9); 1567 63rd Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63rd Street, demolition permit was issued in November 2024.
- Athan Magannas multifamily development; 1225 65th Street, 4-story residential, 24 units; Valuation \$5.2 million. Second review of plans underway.

Major Tenant Improvements

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

- FMW Site Demolition and Excavation Site Improvement at 5679 Horton St; \$1M Valuation; Permit Issued on July 1, 2025

Projects Completed/Nearing Completion

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

- IKEA, Restroom Remodel, 4400 Shellmound Street (TCO)
- Two new detached residential units, 1270 and 1270-A 64th Street, (CO)
- New detached prefabricated Accessory Dwelling Unit (ADU), 3631 Adeline Street (CO)

Building Administration/Miscellaneous

Strategic Plan Initiative: Building Code Cycle Update

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

The updated code was finalized and issued by the State on July 3rd. Staff began review of the updated code in preparation for City adoption, tentatively scheduled for October 2025. The City's adoption will include local Building and Fire Code amendments, as is typical.

Code Enforcement

Code Enforcement activities in the current month included:

Cases/correspondence on abatement	56
Telephone contacts	39
Email correspondence	84
In-office meetings	3
Inspections	32
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	4
	Brokers/owners correspondence	3
	Prospective business inquiries	1
	New business outreach/welcome visits	0
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	0
	Minimum Wage/Paid Sick Leave inquiries	0
	Active Minimum Wage/Paid Sick Leave cases	0
<i>Paid Parking Program</i>		
	ParkMobile revenue	\$9,518
	Meter revenue	\$11,906
	Citation revenue	\$15,970
	Total revenue	\$37,394
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development sites w/art, monitoring	20
	Private development art forecast, est. value	\$8.8M
	Art installations	0

<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	4
	First Time Homebuyer Loan Closings	0
	Notices of default issued	1
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	1
	<i>Rental Programs</i>	
	Initial tenant approvals	3
	Rental property manager trainings	7
	Rental desk audits	3
	Eviction notices per address received	16
	<i>General/Other</i>	
	Homeless outreach contacts/visits	20 (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
Christie Avenue Sites (aka Perennial)	See Strategic Plan Initiative update, below
The Emery	BMR lease-up continued, all but one BMR leased
Intergenerational Affordable Housing (4300 San Pablo)	See Strategic Plan Initiative update, below
Nellie Hannon Gateway	Construction continued and is nearly complete, completion anticipated in September. BMR unit inspection conducted July 22, 2025

Other Policy and Program Activities

Economic Development

Strategic Plan Initiative: Art Center Project

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In July staff completed negotiation of the terms of the contract with the recommended fundraising consultant, CSS, with City Council review anticipated on September 2nd. Additionally, the analysis of operating models prepared by Art Is Luv / Jean Johnstone Consulting will be forwarded to the City Council on September 2nd.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On July 1 the City Council authorized a contract with Weiss Associates for Environmental Remedial Design. A kickoff meeting with the consultant is scheduled for August 1.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

On July 16, Northeastern University presented their BIPOC Small Business Needs Assessment research findings to the EDAC. The EDAC's discussion on the topic was robust and will continue to the next EDAC meeting, scheduled for September 17.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

On July 16, 510 Media's final concept for the program was presented to the EDAC. The EDAC expressed strong support of the concept, and 510 Media will now move into development of the program website.

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 attended the Emeryville Commerce Connexions event held on July 23 at Hyatt Place, and accompanied the City Manager and Police Department staff to a meeting with IKEA leadership on July 30 to discuss public safety concerns.

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

Multi-Year Goal: Livable, Safe and Vibrant Community

In July, staff continued to await the results of the developer's application for state Multifamily Housing Program funds, and awards are expected to be announced in August 2025.

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

Multi-Year Goal: Livable, Safe and Vibrant Community

On June 5th, the planning entitlements for the project were approved. Staff continues 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. Two First Home Emeryville loans have closed. Three applicants' conditional approval of funds has expired. Four applicants have an active conditional approval of funds and are in the process of finding homes to purchase.

Strategic Plan Initiative: Accessible Living Initiative

Multi-Year Goal: Livable, Safe and Vibrant Community

The Emeryville Accessible Living Initiative (EALI) for residential accessibility improvements was reopened to accept applications on a first come first serve basis until December 31, 2024. All six borrowers closed their loans in April. All six borrowers completed work under the EALI program in June.

Strategic Plan Initiative: Housing Element Implementation (short term)

Multi-Year Goal: Livable, Safe and Vibrant Community

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

Program A. Affordable Housing Program

In March, staff received notification from the Association of Bay Area Governments (ABAG) of a \$250,000 Transit Oriented Communities Planning and Implementation Housing Policies grant to support: 1) the development and implementation of an inclusionary zoning policy, and 2) to expand protections in the just cause eviction, and tenant anti-harassment components of the City's Residential Landlord and Tenant Relations Ordinance. This grant will assist staff in completing the work outlined in Program A. Affordable Housing Programs. The City Council approved the consultant contract on July 15th.

Program EE. Resident Engagement

Recommendations on advisory committee composition is tentatively scheduled for discussion at a study session of the City Council on September 2nd.

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 to research various tenant stabilization policy options for future discussion and policy direction from the Housing Committee and Budget & Governance Committee. The policy topics staff are currently reviewing include:

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

As noted above, the City secured a \$250,000 Transit Oriented Communities Planning and Implementation Housing Policies grant to support: 1) the development and implementation of an inclusionary zoning policy, and 2) to expand protections in the just cause eviction, and tenant anti-harassment components of the City's Residential Landlord and Tenant Relations Ordinance. These funds will support some of staff's work on tenant stabilization policies. In June, staff obtained a proposal from a consultant to assist staff with the tenant protection policy work. Project kick-off is anticipated in September 2025.

Strategic Plan Initiative: Measure C Bond Programs

Multi-Year Goal: Livable, Safe and Vibrant Community

See the updates for First Home Emeryville, 3600 San Pablo Avenue, 4300 San Pablo and Christie Sites affordable housing project, which are funded by Measure C programs.

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

In July, the Rotten City Cultural District (RCCD) month-long residencies continued with Cesar Cueva and Basmah Masood in held two receptions and the residency was used to develop six unique banners to be reproduced and installed in 50 locations in the District by October 2025.

Additional upcoming residences include Fernanda Martinez: August; Jennifer Mazzucco: September; and Lilian Schroth: November. October will include a special show celebrating artists with works in the City's collection for Art and Culture month and two panels providing artists with insight on how to have their work procured under public art programs.

The RCCD, sculpture will be installed during the fall marquee event: Arts and Culture Month, planned for October 2025 and intended to continue annually along with a February Emeryville Film Festival.

The marquee sculpture is being designed to replace the nonfunctional windmill at the southeast corner of the intersection of Powell and Hollis utilizing the existing irrigation for living elements of a multimedia sculpture. In June, the City Council approved the work, with the PAC to review of the sculpture's façade, prior to final design in August. This work's unveiling, an event at Jered's Pottery called "Clay with your Food", and other events that incorporate RCCD mini-grant awardees (including DJ Walt Digz providing a salsa dance party and music and multimedia artists Imari Mubarak, James Whalen and Gavin Grant) will be included in the planned Arts and Culture Month, as well as public art tours including a night-time shuttle tour of lit sculptures and adjacent bars. Mural installations and the 2024 Visual Art Grant recipient Packard Jennings will be featured as well. Gallery 4509 will exhibit the talent of Pixar employees' independent works. The "run of show" is available at

<https://www.rottencityculturaldistrict.com/events>

40th Streetscape Public Art - In July, artist Sijia Chen returned for additional workshops at the 45th Street Artists Co-op, the Senior Center Picnic at Huchiu Park, and the Emeryville Crescent Community Visioning Community Day at Davenport Park on July 11-13

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

be incorporated into a future Citywide wayfinding project. In August the artist will provide survey results from the July workshops to select iconic animals and foliage for development design alternatives for the icon and wayfinding sign incorporation.

Sharon Wilchar Bus Shelter Art – This program’s seventh phase is underway, with artist Michelle Theberge’s work displayed through August. Phase VIII’s artists were approved by the City Council on June 17, 2025. Artists recommended for Phase VIII are:

1. Robert Ortbal,
2. Stella Kalaw,
3. Carrie Hott,
4. Mila Moldenhawer,
5. Ceci Bowman,
6. Jennifer Mazzucco
7. Teresa Kalnoskas,
8. Torreya Cummings
9. Alla Agafonov

In July, contracting was initiated with Jennifer Mazzucco for installation in September. Robert Ortbal will be contracted in August for installation in January 2026.

Visual Art Grants –Fabrication of Packard Jennings’ birdhouses, mimicking two famous buildings and Emeryville’s City Hall in three locations along the north Emeryville Greenway, proceeded through July. Painting, carving and installation of all three houses are anticipated by October, to be featured in the RCCD Art and Culture Month. Public Works staff installed two concrete foundations for two of the three works in May with the third anticipated in August, with additional City support including post installation.

Staff have begun recruiting artists and locations for the 2026 Visual Art Grants, with the PAC to vote in August on the recommended budget for the 2026 edition of the program.

Sustainability

Strategic Plan Initiative: Sea Level Rise Adaptation Planning

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In July, staff continued meeting with partners to coordinate multiple sea level rise adaptation initiatives in and affecting the Emeryville Crescent and revisiting regional partnership roles and responsibilities. On July 1, the City Council approved a revised letter of commitment for the application from SF Estuary Partnership’s (SFEP) for grant funds on July 3rd with the scope amended to include preparation of the Regional Shoreline Adaptation Plan (RSAP) for local adoption under the SB1 East Bay Crescent (EBC) Sub-regional Vulnerability Assessment and Shoreline Adaptation Planning Project and East Bay Crescent Working Group

On July 8th, staff presented the Transportation and Sustainability Committee an overview of Sea Level Rise adaptation efforts. On July 9th, SFEP’s consultants and staff and city staff

conducted a Youth Workshop at ECCL; on July 10th a Nature Explorer's Workshop at Golden Gate Library; and on July 12th the Emeryville Crescent Community Day at Davenport Park. These workshops and the community event engaged new audiences, key stakeholders, and allowed for areas of conflict to be aired and new compromises identified with at least 80 people engaged over the three events. This work was funded by SFEP as part of the Visioning and Tribal Engagement for Emeryville Crescent.

Additionally in July, the State Coastal Conservancy included the Emeryville shoreline as one of 10 locations to be part of a cohort of projects to identify designs for living shoreline solutions adaptable to sea level rise. Additional information on the cohort's resources and requirements is expected in August.

Other current adaptation initiatives include:

Feasibility Studies:

SFEP Emeryville Crescent Horizontal Living Levee (with TAC)

Pilot Projects:

Army Corps of Engineers Shallow Water Sediment Placement (staff anticipate meeting with the Army Corps in August)

Adaptation Alternatives Studies:

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

If funded -EBC Sub-regional Vulnerability Assessment and Shoreline Adaptation

Planning Project

Collaborations:

AC Transit Climate Resilience Plan Advisory Committee

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

Multi-Year Goal: Resilient Organization and Employer of Choice

In July, staff continued to update content in preparation for the “go-live” of the new website, scheduled for August 4.

Strategic Plan Initiative: Permit Tracking Software


Multi-Year Goal: Resilient Organization and Employer of Choice

On July 29-31, staff from multiple departments participated in all-day kickoff sessions to begin the implementation of the Tyler enterprise permitting software.

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

<i>Planning</i>	
<i>Building</i>	
<i>Economic Development & Housing</i>	
IPS Revised Processing for Residential Parking Permits	7/8
Alameda County Housing Portal Steering Committee	7/8
Emeryville Crescent Youth Workshop: Storying the Shoreline	7/9
Alameda County Urban Technical Advisory Committee (TAC)	7/10
Met with Siji Chen artist for the 40 th Streetscape Art Project	7/10
Exploring the Future of the Emeryville Crescent Shoreline Workshop	7/10
Emeryville Community Day and Workshop	7/12
40 th Streetscape Community Workshop at the 45 th Street Artists' Coop	7/13
2025 Streamlined Ministerial Approval Process Webinar	7/16
RCCD Partner Meeting	7/16
EBHO Housing Policy	7/17
All City Homeless Meeting	7/18
Emeryville Commerce Connection Connexion Networking Event	7/23
Sales Tax Quarterly Review	7/28

Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
July 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, <u>and the second reading on July 1, 2025</u>	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.
July 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>5801 Christie Mixed Use Project</div><div>5801-5861 Christie Avenue</div><div>UPDR22-001</div><div>No. 12</div></div><div><div><div>Processing</div></div></div><div>Status: Processing - 50%</div></div>	<div><div>New 425,100 square foot office/R&D building, 94-unit residential building, 566 space parking garage, half acre public park and approximately \$3.5m in public art.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>4</td></tr><tr><td>Low</td><td>5</td></tr><tr><td>Moderate</td><td>7</td></tr><tr><td>Total BMR</td><td>16</td></tr><tr><td>Market</td><td>78</td></tr><tr><td>Total Units</td><td>94</td></tr></table></div>	Income Level	Units	Very Low	4	Low	5	Moderate	7	Total BMR	16	Market	78	Total Units	94	<div>Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received a demolition permit application for existing buildings on August 1, 2022. Both pending demolition permit applications expired as of October 2024. Preparation of environmental review documents continues.</div>	<div>Nabihah Azim5801 Christie Owner (DE) LLC c/O Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com</div>
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
Total BMR	16																
Market	78																
Total Units	94																



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



Status: Construction - 100%

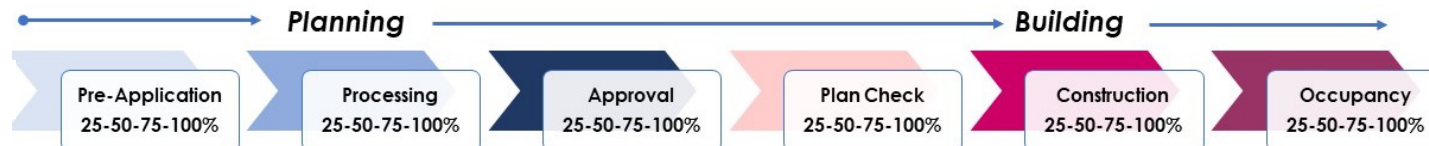
Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens' Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on "objective development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

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

On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). City Council authorized acquisition loan of \$2m on November 5, 2019. RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020. City Council authorized commitment of \$14m additional development loan on January 19, 2021. City Council adopted support resolution for AHSC funding on April 6, 2021. Staff assisted with application for IIG funding in June 2021. Building permit application submitted on November 30, 2021. AHSC funding awarded in January 2022. Demolition permit applications for three existing commercial buildings received on February 18, 2022. Applications for tax credits and housing accelerator funding submitted in March 2022, for MHP in June 2022. Accelerator funding awarded in September 2022. Demolition permits approved on September 19, 2022. On April 18, 2023, the City Council approved the Amended and Restated Loan Agreement and on April 21, 2023, RCD closed on all of the construction financing. Issued demolition permits for three existing commercial buildings on May 8, 2023 and issued building permits for ECAP tenant improvement and for new residential structure on May 9, 2023. Groundbreaking ceremony held June 29, 2023. Final inspection approved for demolition permit on July 18, 2023. The City Council approved a noise waiver for the project on September 3, 2024. In November 2024, a large scale mural by Joaquin Newman was installed under private commission by RCD. Leasing application period opened May 12, 2025. Inspection of BMR units conducted on July 22, 2025.

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

Status Key:



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
RESIDENTIAL AND LIVE/WORK PROJECTS																	
<div><div><div>Baker Metal Live/work</div><div>1265 65th Street</div><div>UP07-09, DR07-15</div><div>No. 2</div></div><div><div>Construction</div></div><div>Status: Construction - 25%</div></div>	<div><div>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>17</td></tr><tr><td>Total Units</td><td>17</td></tr></table></div>	Income Level	Units	Market	17	Total Units	17	<div>Community meeting July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot-high wall at east side submitted on December 2, 2021, approved on June 23, 2022, and issued on August 3, 2022.</div>	<div>Sasha Shamszad</div> <div>MRE Commercial</div> <div>(510) 849-0776</div> <div>sshamszad@yahoo.com</div>								
Income Level	Units																
Market	17																
Total Units	17																
<div><div><div>Multi-Unit Residential Project</div><div>1225 65th Street</div><div>UPDR15-001</div><div>No. 3</div></div><div><div>Plan Check</div></div><div>Status: Plan Check - 25%</div></div>	<div><div>New 24-unit residential building, all 2- and 3-bedroom units.</div><table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Very Low</td><td>1</td></tr><tr><td>Low</td><td>1</td></tr><tr><td>Moderate</td><td>2</td></tr><tr><td>Total BMR</td><td>4</td></tr><tr><td>Market</td><td>20</td></tr><tr><td>Total Units</td><td>24</td></tr></table></div>	Income Level	Units	Very Low	1	Low	1	Moderate	2	Total BMR	4	Market	20	Total Units	24	<div>Planning Commission `study sessions held March 26, 2015 and October 22, 2015. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021. Two-year extension, to December 9, 2024, approved by Planning Commission on January 26, 2023. Received Building Permit Application on November 26, 2024. Columnar ceramic artwork by John Toki is planned for the project</div>	<div>Moshe Dinar, AIA</div> <div>(510) 759-2133</div> <div>dinararch@sbcglobal.net</div>
Income Level	Units																
Very Low	1																
Low	1																
Moderate	2																
Total BMR	4																
Market	20																
Total Units	24																



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>2-Unit Replacement</div><div>1270 64th Street</div><div>UPDR20-004</div><div>No. 6</div></div><div><div>Construction</div></div><div>Status: Occupancy - 100%</div></div>	<div>Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners.</div> <table><tr><th>Income Level</th><th>Units</th></tr><tr><td>Market</td><td>2</td></tr><tr><td>Removed units</td><td>2</td></tr><tr><td>Net Units</td><td>0</td></tr></table>	Income Level	Units	Market	2	Removed units	2	Net Units	0	Planning Commission study session held May 27, 2021. City Council study session held July 6, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved on December 21, 2021. Issued demolition permits on May 10, 2022. Building permit applications received on June 8, 2022 and issued on October 13, 2022. Permits passed Final Inspection on July 3, 2025 and received Final Certificates of Occupancy on July 17, 2025.	Leonardo Escaroz Baran Studio Architecture (510) 520-4860 lescaroz@baranstudio.com
Income Level	Units										
Market	2										
Removed units	2										
Net Units	0										



Ocean Lofts

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



Status: Occupancy - 50%

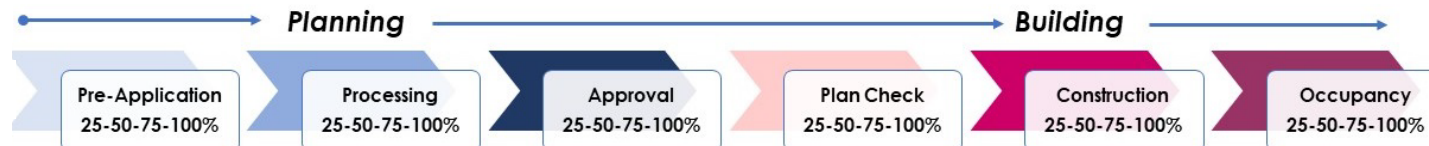
Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.

Income Level	Units
Market	2
Removed units	1
Net Units	1

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

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

Status Key:



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

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



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

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



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

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



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

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

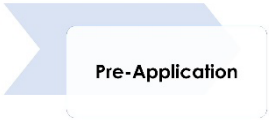


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
July 2025

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

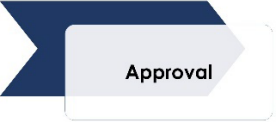


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
July 2025

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




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8  Status: Approval - 100%	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022. Second Planning Commission study session held December 8, 2022. Third Planning Commission study session held July 27, 2023. Planning Commission approved August 24, 2023.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets  Status: Pre-Application - 25%	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. <u>City Council authorized contract with consultant for EIR preparation on July 1, 2025</u>	Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org

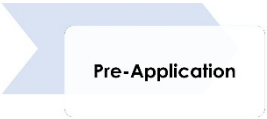


Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
July 2025

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



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 No. 19  Status: Pre-Application - 25%	Conversion of former industrial building into City art center.	City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission unanimously denied "value engineering" revisions on June 24, 2021. On appeal, City Council unanimously upheld Planning Commission's decision to deny modifications on October 5, 2021. Lease Disposition and Development Agreement with Orton Development Inc. terminated on October 11, 2022. City Council study session held July 18, 2023. City Manager appointed members to Art Center Advisory Group (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 2 nd meeting held June 11, 2024. ACAG 3 rd meeting held August 27, 2024. ACAG 4 th and 5 th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024. ACAG 6 th meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. ACAG 7 th meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025. Submittals received May 8, 2025. ACAG 8 th meeting held May 19, 2025 and finalist fundraising consultants recommended. ACAG 9 th meeting held June 17, 2025 and recommended consultant.	Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org



	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TO TAL
PERMITS ISSUED													
Building Permits	13												13
Plumb., Elec., Mech.	22												22
Fire	7												7
MON. TOTALS	42	0	0	0	0	0	0	0	0	0	0	0	
										FISCAL YEARLY TOTAL			42
VALUATION													
Residential	#####												\$1,876,905
Sub Permits	\$625,400												\$625,400
Commercial	#####												\$3,352,649
MON. TOTALS	#####	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$5,854,954
FEES COLLECTED													
General Plan	#####												\$20,389.83
Building Standards Admin	\$177.00												\$177.00
Technology Fee	\$4,077.97												\$4,077.97
Building Permit	#####												\$31,401.25
Plan Review	#####												\$14,252.17
Energy Review	\$355.98												\$355.98
Electrical Permit	\$6,251.58												\$6,251.58
Plumbing Permit	\$4,394.77												\$4,394.77
Mechanical Permit	\$4,330.11												\$4,330.11
S.M.I.P.	\$1,085.83												\$1,085.83
Microfiche	\$252.82												\$252.82
Fire Dept. Fees	\$5,848.35												\$5,848.35
Sewer Connection	\$5,348.50												\$5,348.50
Transportation Facility*	#####												\$346,931.00
School	\$9,677.55												\$9,677.55
Art Public Places	\$0.00												\$0.00
Parks & Recreation*	#####												\$177,370.00
Affordable Housing*	\$0.00												\$0.00
Other : (WMP, AMMR)	\$3,563.00												\$3,563.00
MON. TOTALS	#####	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										FISCAL YEARLY TOTAL			\$635,707.71
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													