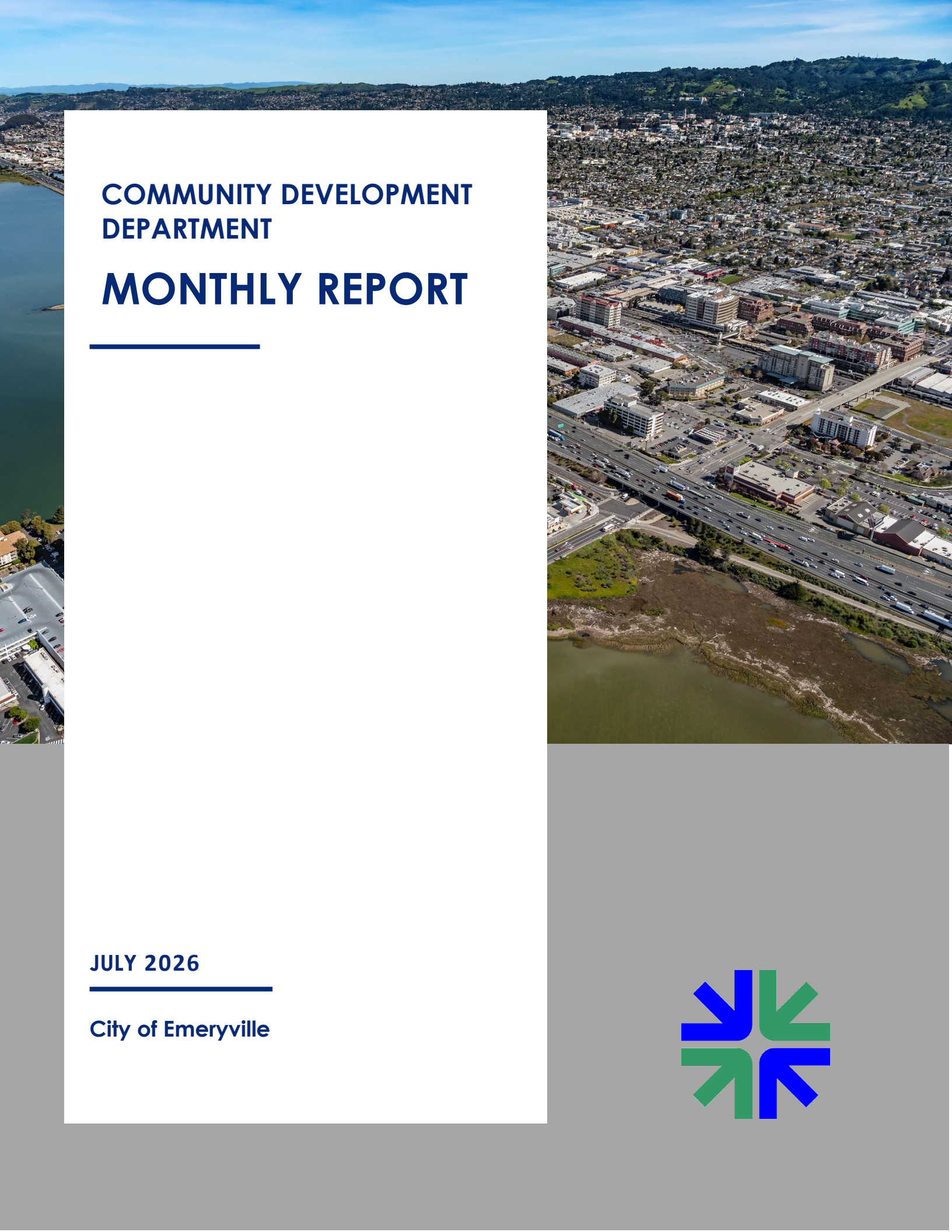


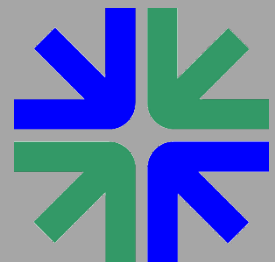


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

JULY 2026

City of Emeryville



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HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of July 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 July 21st, the City Council held its first study session on the Sutter Hospital Medical Center Project. The meeting was well attended. A Scoping Meeting is scheduled for the August 27th Planning Commission meeting, and the EIR process is anticipated to extend into 2027. Future meetings and further information on the project will continue to be posted on the City's website [here](#), and Sutter is also maintaining a project website [here](#).
- Also on July 21st, the City Council accepted the donation of three artworks produced through the Rotten City Cultural District residency program. The artworks by Freddie Sizemore, Fernanda Martinez, and Eugene Tssui will be installed in various City facilities.
- The Building Division approved applications for major tenant improvements by three separate research and development businesses in July, with a total improvement value of approximately \$4.1m.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

July 7

- Received the annual Active Transportation Plan Report ([staff report](#))
- Adopted the 2026-2027 Affordable Housing Table ([staff report](#))

July 21

- Held a study session on the Sutter Hospital Medical Center Project ([staff report](#))
- Accepted donations of artworks produced through the Rotten City Cultural District residency program ([staff report](#))
- Approved a technical correction to one of the 2026 Visual Arts Grant awards ([staff report](#))

Planning Commission

The July 23rd 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 9

- Nominated members for a subcommittee on Ohlone Art.
- Reviewed the process for public art at the Marina memorial and nominated members for a subcommittee advising the selection process for the public art
- Accepted the donation of artwork by Sam Marjaei for installation at the Emeryville Child Development Center
- Received an update from Emeryville Celebration of the Arts on shows at Gallery 4509

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

Housing Committee

The July 1st 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 15

- Received an update on business license tax reform
- Discussed the Cultural Heritage Events program
- Received an overview of residential tenant protection policy changes

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)

July 8

- Reviewed sidewalk café/parklet for “The Sunday” at 3986 Adeline St.

Community Development Items with Committees Staffed by Other Departments

Commission on Aging July 8

EDH staff described the process for art selection related to an item recommending a Marina Memorial project proposed to incorporate public art.

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

The City Council held a study session on the project July 21st. Staff held an internal kickoff meeting with the environmental consultant on July 24th, and held a debriefing with applicant staff on July 28th. An Environmental Impact Report Scoping Meeting is scheduled for the Planning Commission meeting of August 27th. For information on future committee, commission and council meetings, see the City’s project [website](#).

For 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 – 5900 Doyle	Wellbe adult day care	Incomplete 7/30.
<i>Design Review</i>		
Minor – 1480 64 th	Life science tenant improvements	Submitted 7/31.
<i>Sign Review</i>		
Major – 3938 Horton	Boot Barn tower and wall sign	Submitted 5/28. PC hearing scheduled 8/27.
Minor – 4065 Horton	Thewaico sign	Approved 7/28.
Minor – 6425 Christie	UCSF Health sign	Approved 7/13.
Minor – 1483 67th	Rivian signage	Approved 7/2.
<i>Temporary Use Permit</i>		
5905 Shellmound	Celebration of the Arts	Approved 7/16.
5909 Shellmound	Farmers’ market	Approved 7/8.
9 Anchor	2026 Rum Fest	Incomplete 7/8.
<i>Zoning Verification Letter</i>		
1291 55th	Detached ADU	Incomplete 7/13.
5872 Beaudry	3 units and subdivision (SB 684)	Submitted 7/2.
<i>Business License</i>	Various	Approx. 19 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*

On July 28th, staff met to review the draft nexus studies. Staff met with the consultant on July 30th to discuss and provide comments on the draft studies.

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		57
Total valuation		\$5m
Fees collected		\$289k
Plan review extensions		8
Permit expiration renewals		3
Fast Track Plan Check	Same day	14
	Two-week	19
	Expedited requests*	2
Waste Management Plan Reviews		3

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

Major Projects Under Construction

The following include brief highlights and status of major projects under construction during the current month.

- 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 June 2026.

Major Tenant Improvements

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

- L9 Market Ready tenant improvement, 2100 Powell Street, 9th Floor, \$1.0M, approved Building Permit Application on July 7th and issued Building Permit on July 21st
- L4 Market Ready tenant improvement, 2100 Powell Street, 4th Floor, \$1.1M, issued Building Permit on July 31st
- CytomX tenant improvement. 5959 Horton Street, 3rd Floor, \$1.1M, submitted Building Permit Application on July 28th
- Sweetgreen slab on grade foundation installation, 5959 Shellmound Street, Suite 85, \$1.3M, Finalized Building Permit on July 28th. Separate tenant improvement Permit is still active.
- ProEquip Med R&D tenant improvements, 6121 Hollis Street, Suite 700, \$1.7M, approved Building Permit Application on July 29th
- Grifols CMF Quality Control Lab interior improvements, 5350 Horton Street, \$1.3M, approved Building Permit Application on July 22nd

Projects Completed/Nearing Completion

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

- Boot Barn tenant improvement, 3938 Horton Street, Suite 200, \$0.7M, CO Issued on July 16th
- Odyssey Performance & Physical Therapy tenant improvement, 1447 Park Avenue, \$0.2M, CO Issued on July 1st

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	42
Telephone contacts	26
Email correspondence	43
In-office meetings	2
Inspections	33
Notices of Violation or Request for Inspections	8
Administrative Citations	1

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	21
	Brokers/property owners correspondence	8
	Prospective business inquiries	5
	New business outreach/welcome visits	30
<i>Labor Standards</i>		
	Fair Workweek inquiries	0
	Active Fair Workweek cases	0
	Minimum Wage/Paid Sick Leave inquiries	1
	Active Minimum Wage/Paid Sick Leave cases	0
<i>Paid Parking Program</i>		
	ParkMobile/Arrive revenue	Data unavailable
	Meter revenue	\$12,753
	Citation revenue	\$11,635
	Total revenue	Data unavailable
	Average Program expense for period.	\$36,100
<i>Public Art</i>		
	Private development sites w/art, monitoring	9
	Private development art forecast, est. value ((based on building permits)	\$878,114
	Art installations	2

<i>Housing</i>	<i>Homeownership Programs</i>	
	Active ownership BMR transactions	5
	Ownership subordination agreements pending	0
	First Time Emeryville loan applications pending	0
	Active First Home Emeryville Conditional Approvals	2
	First Time Homebuyer Loan Closings	0
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	1
	Rental property manager trainings	0
	Rental desk audits	5
	<i>General/Other</i>	
	Eviction notices received	69
	Homeless outreach contacts/visits	15(est.)
	See Click Fix Homeless Reports	2
	Correspondence with residential developers	2

Active BMR Rental Projects

Name	Activity
EmeryStation Overland/Hollis Street Building	No substantive activity, Affordable Housing Agreement pending negotiation
1225 65 th Street	No substantive activity, Affordable Housing Agreement pending negotiation
Christie Avenue Sites (aka Perennial)	See Strategic Plan Initiative update, below
Intergenerational Affordable Housing (4300 San Pablo)	See Strategic Plan Initiative update, below

Other Policy and Program Activities

Economic Development

Strategic Plan Initiative: Art Center Project

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In July, staff continued development of a scope of work with the consultant team to advance nonprofit operating entity formation. On July 30th, the ACAG met to discuss the scope of work and recommended the City Council approve the contract with the consultant subject to the changes recommended by the ACAG.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

In July, staff awaited the Alameda County Environmental Health Department's review of the workplan for remedial investigation of the property.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

In July, staff continued outreach activities to BIPOC businesses and continued development of a cultural events program. On July 15th, the EDAC reviewed the program and provided recommendations and comments.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

COMPLETE/ONGOING

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 conducted outreach related to a potential business license tax reform measure, including meetings with key stakeholder businesses, a small business focus group held on July 7th, and an email to over 450 business contacts on July 14th. Staff also attended and supported the ribbon cutting event for Boot Barn on July 10th, and the Emeryville Commerce Connection networking event on July 22nd at Honor Kitchen and Cocktails.

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

On May 19th, the City Council authorized execution of a \$31.7M commitment letter, which will allow the project to apply for Low Income Tax Credits (LIHTC). The developer submitted the application in July.

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***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. In July the consultant continued its work on recommendations for the program.

Program LL. Planning Regulation Amendments

COMPLETE

Programs B, HH, and KK. Planning Regulation Amendments

COMPLETE

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

In July, the policy options and recommendations were presented to the EDAC. Staff also continued work on a Temporary Relocation Assistance Program, to be integrated with the tenant protection ordinance changes. Staff met on July 29th to discuss policy options.

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.) On May 19th, the City Council approved modifications to the Affordable Housing Administration and Expenditure Plan, in connection with the commitment to the 4300 San Pablo Avenue Project. One of the modifications was the allocation of funds to support a Special Assessment Loan Program for below market condominium owners. The development of this program was included in the Hello Housing contract which was approved by City Council on June 2nd. As of July, the program is currently under development.

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

The third of eight 2026 Residencies, East Bay Art Collective, had a closing party July 11. Jasmine Singh opened a six-week residency in mid-July and will host a closing party August 29, following weekly themed photo sessions at the RCCD Gallery at 5616 Bay Street, as well as on-site at community locations including the Senior Center, a community garden, and ECAP.

The second annual Art and Culture Month is anticipated in October 2026 with six Visual Art Grants to be implemented, RCCD hosting a Pixar show and half a dozen art tours, 45th Street Artists' Coop 40th Retrospective Show at Gallery 4509 and Open Studios and the 40th Anniversary Exhibition by the Emeryville Celebration of Arts, as well as a Pop-Up event focusing on art and mental health and a Horton Street-based "Roaming Feast."

Ohlone Public Art Collaboration – The PAC initiated an effort to collaborate with the Lisjan Nation's leadership on a potential public art project. Three PAC members and a community member were nominated to meet as a subcommittee of the PAC with the Lisjan for the Ohlone Collaboration Art Project. The first meeting, on July 24, reviewed potential locations and media for the various locations and discussed options for the artist selection process, including a commission directly from an artist. The next meeting will be September 25.

Marina Memorial Public Art - The Commission on Aging is recommending a project be initiated to incorporate an art installation on a proposed memorial at the Marina. This installation is proposed as part of a broader set of improvements managed by Public Works for marina improvements. A subcommittee of the PAC will advise on artist selection for the memorial with representation from the Commission on Aging on the selection panel to be formed after the artist solicitation is distributed.

40th Streetscape Public Art - Artist Sijia Chen's final proposal for the 40th Streetscape public art project was approved by the City Council on April 21, 2026. In July, the artist, staff and contractors coordinated electrical connection for a sculpture and final placement of eight works intended for a fence needing relocation to planter or seat walls. The artist is expected to fabricate the work six months prior to the completion of the streetscape's construction to align the opening of the art with the opening of the project. 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 are 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.

The icon developed in the project was incorporated into the Visual Art Grant signage program in July.

Sharon Wilchar Bus Shelter Art – This program's eighth phase is underway, with artist Stella Kalaw's original works on display through August. Carrie Hott's works will be installed September 3.

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

- Mila Moldenhawer
- Ceci Bowman
- Teresa Kalnoskas
- Torrey Cummings
- Alla Agafonov

Visual Art Grants – The 2026 Visual Art Grants were approved by the City Council on May 19, 2026. Two artists will begin installation in August, with Joey Rose installing a mural at the breezeway at Public Market and Thomas Jones will install an interior mural at Emeryville Citizens Assistance Program for their Grand Opening September 18.

The awardees include four other Emeryville artists:

- Mila Moldenhawer – with a wrap on an Emery Go-Round bus
- Erin Fong – designing and installing 20 friendly signs along the Greenway
- Roberto Gastumundi – a welcoming bench at the Senior Center, and
- Packard Jennings, a 4th bird house sculpture and interpretive signage for the set installed along the Greenway

Awardees also include four other artists from the wider region:

- Heather Hardison – a mural on the retention wall at Stanford Park
- Elliot Surber – a sculpture on the south patio at Public Market
- Carrie Lederer – a clock and mural in City Hall
- Chris Granillo – a community mural at Emeryville Center of Community Life and

As many as seven artists are planning to participate in Art and Culture month. Contract processing was completed in July in anticipation of October installations and events.

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, and sub-agreements for contractors have been initiated with the City sub agreement expected before the City Council for action in Fall 2026.

The State Coastal Conservancy's Regionally Advancing Living Shorelines (RALS) in San Francisco Bay Project includes a cohort of ten locations to identify nature-based designs for living shoreline solutions adaptable to sea level rise, expected to result in 60% design development and further fundraising, in Spring 2027. The Emeryville Shoreline is one of four locations in the East Bay included in the RALS project. In July owners were consulted on the Opportunities and Constraints report to begin developing project alternatives, expected in October 2026.

Other current adaptation initiatives include so many agencies that an interagency collaboration group is meeting quarterly. These meetings commenced in March 2026 and continued in July as follows:

SFEP's Feasibility Study for an Emeryville Crescent Living levee's stakeholder facilitator held a meeting to discuss the nutrient load and piping alternatives to the Crescent from EBMUD.

Port of Oakland Climate Adaptation Planning for Oakland's Frontline Communities (CAPOFC) held their first Technical Advisory Committee including the City of Emeryville for a Project kickoff. Future meetings will provide additional opportunity to coordinate the many projects and plans in the Crescent.

SFEP hosts both the Interagency meeting of all the project and plan proponents in the Crescent and the three cities in the RSAP they lead. Both met in July to forward contracting for the RSAP and ensure data sharing among the Crescent efforts.

In July, staff finalized the scope of a pilot project with Dr. Kristina Hill, a preeminent local scientist working internationally to study ground water upwelling and potential risks of new exposure pathways. As the RSAP is scoped to initiate identification of vulnerability of groundwater upwelling, Dr Hill's review will address the potential risk and identify actionable steps to mitigate.

ADMINISTRATION/OTHER

TOP PRIORITY Strategic Plan Initiative: Public Website

Multi-Year Goal: Resilient Organization and Employer of Choice

COMPLETE

Strategic Plan Initiative: Permit Tracking Software

Multi-Year Goal: Resilient Organization and Employer of Choice

Implementation continued in July, with sessions held July 28, 29 and 30. Launch of the system is tentatively planned for Fall 2026, pending successful configuration and testing.

On July 2nd and 23rd, EDH staff met with providers of customer relationship management (CRM) software for economic development practitioners. Staff is evaluating the potential benefits of such software for business outreach and related activities.

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	7/1, 7/7, 7/15
EBC OPC Grant – Pre-Consultation Meeting with BCDC	7/10
AC Transit ILC Meeting	7/16
Monthly AC Transit Coordination Meeting	7/20
Alameda County Collaborative	7/22, 7/29
<i>Building</i>	
<i>Economic Development & Housing</i>	
RCCD Project management meeting	7/6
RSAP Peers Learning Community	7/22
Emeryville Crescent Interagency Coordination Group	7/22
Subcommittee for the Ohlone Art Collaboration	7/24
SharePoint Training	7/22
EBHO Regional Policy Committee Meeting	7/16
HDL Business License Meeting	6/11
East Bay Economic Development Alliance Director's Council	6/11
HOME Technical Advisory Committee Meeting	6/16
HDL Business License Discovery Meeting	6/18
Transit Oriented Communities Grant Check-In Meeting	6/25
City-County Homelessness Technical Working Group	6/26

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

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



Community Development Department
Status of Major Development Projects
Updated information is indicated by underlined text.
July 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 Processing 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><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>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>	Income Level	Units	Very Low	4	Low	5	Moderate	7	Total BMR	16	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																
Total BMR	16																
Market	78																
Total Units	94																
RESIDENTIAL AND LIVE/WORK PROJECTS																	
Baker Metal Live/work 1265 65th Street UP07-09, DR07-15 No. 2 Construction 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><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.
July 2026

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



Community Development Department
Status of Major Development Projects
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July 2026

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



Community Development Department
Status of Major Development Projects
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July 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
Christie Sites 5890, 5900 and 6150 Christie Avenue No. 11 Approval Status: Approval - 100%	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. <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	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.	Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org Valerie Bernardo ,Economic Development and Housing Manager (510) 596-4354 vbernardo@emeryville.org
Income Level	Units														
Very Low	268														
Low	96														
Total BMR	364														
Market	3														
Total Units	367														



Community Development Department
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July 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Group Residential 5876 Doyle Street UPDR20-003 No. 13 Processing Status: Processing - 50%	Renovation of former single-family residential unit into Group Residential facility with 12 rooms. Income Level Units Market 1 Total Units 1	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 Construction Status: Construction - 50%	Conversion of existing single-family home into two units with additional floor area. 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



Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 No. 18 Approval Status: Approval - 100%	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. <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>	Income Level	Units	Extremely Low	23	Very Low	22	Low	22	Total BMR	67	Market	1	Total Units	68	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. On April 21, 2026 the City Council considered a request for \$31.7m in permanent financing from the City but did not approve the request. On May 19, 2026 the City Council approved the request for a commitment of \$31.7m in permanent financing. <u>In July 2026, the developer applied for tax credits.</u>	Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org eahhousing.org Valerie.Bernardo@cityofemeryville.org City of Emeryville (510) 596-4354 vbernardo@emeryville.org
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
Total BMR	67																
Market	1																
Total Units	68																

Status Key:

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



Community Development Department
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July 2026

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



Community Development Department
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July 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. <u>On July 17, 2026 the developer informed staff it does not plan to use the approved entitlement, which expires August 23, 2026.</u>	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com



Community Development Department
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July 2026

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
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July 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets  Status: Processing - 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. City Council authorized contract with consultant for EIR preparation on July 1, 2025. Partial application received March 3, 2026; letter of incomplete issued March 16, 2026. DCC preliminary review held April 8, 2026. Community meeting held May 18, 2026. Initial reviews by BPAC on June 1, 2026; Commission on Aging on June 10, 2026, Parks and Recreation Committee on June 17, 2026. First Planning Commission Study Session held June 25, 2026. <u>First City Council Study Session held July 21, 2026.</u>	Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org



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.	For updates from February 2018 to October 2022, <u>see monthly reports for June 2026 or prior.</u> 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. ACAG 12th meeting held February 5, 2026 to continue review of final reports and make recommendations to City Council. City Council study session held March 17, 2026, directed staff to begin formation of operating entity. <u>ACAG 13th meeting held July 30, 2026 to review scope of work for operating entity formation.</u>	Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org
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	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	TO TAL
PERMITS ISSUED													
Building Permits	15	0	0	0	0	0	0	0	0	0	0	0	15
Plumb., Elec., Mech.	35	0	0	0	0	0	0	0	0	0	0	0	35
Fire	7	0	0	0	0	0	0	0	0	0	0	0	7
MON. TOTALS	57	0	0	0	0	0	0	0	0	0	0	0	
										FISCAL YEARLY TOTAL			57
VALUATION													
Residential	\$651,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$651,993
Sub Permits	\$1,167,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167,286
Commercial	\$3,178,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,178,086
MON. TOTALS	\$4,997,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$4,997,365
FEES COLLECTED													
General Plan	\$44,810.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,810.03
Building Standards Admin	\$377.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$377.00
Technology Fee	\$8,962.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,962.00
Building Permit	\$74,926.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,926.37
Plan Review	\$59,804.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,804.43
Energy Review	\$10,230.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,230.67
Electrical Permit	\$18,432.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,432.30
Plumbing Permit	\$16,310.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,310.33
Mechanical Permit	\$17,045.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,045.88
S.M.I.P.	\$2,218.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,218.70
Microfiche	\$808.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$808.80
Fire Dept. Fees	\$26,303.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,303.93
Sewer Connection	\$611.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$611.50
Transportation Facility*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
School	\$3,102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,102.00
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other : (WMP, AMMR)	\$5,013.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,013.00
MON. TOTALS	\$288,956.94	\$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			\$288,956.94
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													