



**COMMUNITY DEVELOPMENT  
DEPARTMENT**

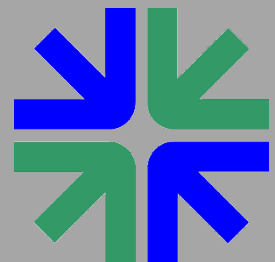
# **MONTHLY REPORT**

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**JUNE 2025**

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**City of Emeryville**



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## HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of June 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](mailto:csmalley@emeryville.org).

Major highlights for this period and discussed in more detail below include:

- On June 17<sup>th</sup>, the City Council reappointed three incumbents to the Planning Commission: Rodney Henmi, Dianne Martinez, and Jordan Wax. Congratulations to the reappointed commissioners, and many thanks for their continued service.
- Also on June 17<sup>th</sup>, the City Council adopted the first reading of an ordinance that approves the “second major amendment” to the Development Agreement for the Public Market. This amendment delays housing payments by the develop and provides the developer with the option to explore residential development of Parcels A and B, which are currently entitled for a lab and parking structure, respectively.
- The City was awarded a grant from the Metropolitan Transportation Committee's Transit Oriented Communities Planning Grant Program. This grant of \$250,000 will support staffs work on development of an inclusionary housing policy, as well as modifications of the Residential Landlord and Tenant Relations Ordinance.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### ***City Council***

#### June 3 ([video](#)):

- Approved Sidewalk Café Permits to allow three bike share stations at: 1) Huchiun Park; 2) Powell Street At Commodore Drive; and 3) Vallejo Street At 66th Street ([staff report](#))
- Adopted the City's operating budget for Fiscal Years 2025-26 and 2027-27 ([staff report](#))

#### June 17 Special Meeting ([video](#))

- Made appointments to various committees, including Rodney Henmi, Dianne Martinez, and Jordan Wax to the Planning Commission ([staff report](#)); and appointments to the Economic Development Advisory and Public Art committees ([staff report](#))

#### June 17 Regular Meeting ([video](#))

- Authorized acceptance of a grant of \$250,000 from the Metropolitan Transportation Committee's Transit Oriented Communities Planning Grant Program, for development of an inclusionary housing policy and modifications of the Residential Landlord and Tenant Relations Ordinance ([staff report](#))
- Approved artists for the eighth phase of the *Sharon Wilchar Bus Shelter Art Program* ([staff report](#))

- Approved the installation of the Rotten City Cultural District marquee sculpture in Peladeau Park near the intersection of Powell and Hollis Streets ([staff report](#))
- Authorized the execution of a contract with West Coast Code Consultants for building division services for Fiscal Years 2025-26 and 2026-27 ([staff report](#))
- Adopted the first reading of an ordinance for the Second Major Amendment to Public Market Development Agreement, to postpone payment of housing fees and allow the developer opportunity to obtain entitlements for a housing project on Parcels A and B of the Marketplace Planned Unit Development ([staff report](#))
- Received the first annual report on the Active Transportation Plan ([staff report](#))

### ***Planning Commission***

The June 26 meeting of the Planning Commission was cancelled due to a lack of a quorum.

For questions and further information regarding the Planning Commission, please contact Planning Manager Miroo Desai at [mdesai@emeryville.org](mailto:mdesai@emeryville.org).

### ***Public Art Committee (PAC)***

#### June 12

- Formed an ad-hoc subcommittee to determine the scope, schedule, program guidelines and budget for an Art Lending Program for the Purchase Award
- Discussed an on-call contract for public art maintenance with Preservation Arts, including a review of the City-owned assets but excluding murals, Sign of the Times, and Bus Shelter Art (which have other means of being maintained)
- Tabled discussion of Ohlone representation in the Art in Public Places Program for the participation of the member who had requested the item

For questions and further information regarding the PAC, please contact committee secretary Amber Evans at [aevans@emeryville.org](mailto:aevans@emeryville.org)

### ***Housing Committee***

#### June 4

- Recommended approval of the 2025-2026 Affordable Housing Table
- Discussed rental “junk fees”
- Discussed a potential Multifamily Essential Systems Rehab Program
- Discussed the Transit Oriented Communities Planning Grant- funded work.

For questions and further information regarding the Housing Committee, please contact committee secretary Valerie Bernardo at [vbernardo@emeryville.org](mailto:vbernardo@emeryville.org)

***Economic Development Advisory Committee (EDAC).***

The next EDAC meeting is scheduled for July 16.

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

***Development Coordinating Committee (DCC)***

June 11

- Continued discussion on Sea Level Rise covering outreach options for public education and recruiting participation from citizens

***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.

Christie Avenue Affordable Housing Project – SB35 and SB1763 application for three new, eight-story buildings accommodating 362 units of 100 % affordable housing project was approved administratively on June 5, 2025. The project developer is currently seeking funding to advance the project.

**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 finalized and agenda item prepared for the July 1<sup>st</sup> City Council meeting for approval.**

**For additional detail and historical information, see the Major Projects table**

Minor and Administrative Project Activities

The following table summarizes actions by permit/review type. This list includes applications that were received, scheduled for hearing, approved or withdrawn in the current month; several other applications are under active review and are referenced in prior monthly reports.



Type/Location	Description	Action
<i>Conditional Use Permit</i>		
Minor - 4088 Haven	Roast 'n Post recording studio	Submitted 6/27.
<i>Design Review</i>		
Minor – 1890 Powell	Benihana exterior improvements	Submitted Incomplete 6/3.
Minor – 5519 Beaudry	Single unit (see Zoning Compliance Letter)	Resubmitted 6/5.
Minor – 1264 Ocean	New duplex	Resubmitted 6/18.
<i>Sign Permit</i>		
Minor – Bay Street	Bay Street directional signage	Approved 6/5.
Minor – 5621 Bay	Tokyo Central signs	PC hearing rescheduled 8/28.
<i>Zoning Compliance Letter</i>		
5519 Beaudry	Detached + attached ADU (see Design Review)	Resubmitted 6/5.
<i>Short Term Rental Permit</i>		
1030 45th	Short-term rental	Submitted 6/12.
<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 negotiated and agenda item prepared for City Council review and approval 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		30
Total valuation		\$1.7m
Fees collected		\$170k
Plan review extensions		3
Permit expiration renewals		6
Inspections		117
Fast Track Plan Check	Same day	6
	Two-week	11
	Expedited requests*	0

*\*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 June, inspections included completing slab on grade work.
- Nellie Hannon Gateway (No. 21): The project is 95% complete with temporary certificate of occupancy pending. During June, construction continued on the frontage, exterior lath where the manlift was located, and Alameda County Health Department approvals for the ECAP space are pending.

### ***Major Projects Anticipated***

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

- EmeryStation Overland (Map No. 9); 1567 63<sup>rd</sup> Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63<sup>rd</sup> Street, demolition permit was issued in November 2024.
- Athan Magannas multifamily development; 1225 65<sup>th</sup> 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:

- Burlington T.I. at 3839 Emery St, Suite 300; \$1.7M Valuation; Approved permit application on June 2, 2025
- FMW Site Demolition and Excavation Site Improvement at 5679 Horton St; \$1M Valuation; Approved on June 17, 2025
- Premier Nutrition T.I. at 1400 65th St, Suites 105 & 250; \$9.5M Valuation; submitted Building Permit Application on June 4, 2025
- The Ratio, Building B core and shell improvements at 1480 64th St; \$2.3M; Finalized Building Permit on June 24, 2025
- Pixar Steve Jobs Building at 1200 Park Ave; \$1.4M Valuation; Finalized Building Permit on June 27, 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:

- Upside Foods, Project Tetris Tenant Improvement, 6201 Shellmound Street Phase 1 (TCO)
- The Now Massage and Spa Tenant Improvement, 5689 Bay Street (CO)
- 5 sub-permits; mechanical, electrical, plumbing, energy, etc. (Final)

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

*Multi-Year Goal: Quality Infrastructure and Environmental Stewardship*

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

**Code Enforcement**

No update available for June.



## 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	7
	Brokers/owners correspondence	3
	Prospective business inquiries	2
	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	\$6,793
	Meter revenue	\$10,355
	Citation revenue	\$8,019
	Total revenue	\$25,167
	<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 Homebuyer loan applications pending	0
	First Time Homebuyer Loan Closings	2
	Notices of default issued	0
	Owner-Occupancy waiver applications	0
	Minor home repair projects initiated	0
	Minor home repair projects completed	0

	EALI Accessibility ownership projects completed	5
	Rehabilitation loan payoffs	0
	<i>Rental Programs</i>	
	Initial tenant approvals	2
	Rental property manager trainings	0
	Rental desk audits	3
	Eviction notices received	46
	EALI Accessibility rental project completed	1
	<i>General/Other</i>	
	Homeless outreach contacts/visits	29
	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

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

*Multi-Year Goal: Quality Infrastructure and Environmental Stewardship*

On June 10<sup>th</sup>, staff conducted interviews with the top two consultants that responded to the City's reissued RFQ for fundraising strategy services. On June 17<sup>th</sup>, staff presented a recommendation to the Art Center Advisory Group (ACAG) and the ACAG concurred with staff's recommendation. Staff began negotiating the terms of a contract with the recommended consultant, with City Council review anticipated on September 2<sup>nd</sup>.

Additionally, consultants Art Is Luv / Jean Johnstone Consulting completed the analysis of operating models, which was presented to the ACAG on June 17<sup>th</sup> and will be forwarded to the City Council on September 2<sup>nd</sup>.

**Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion**

*Multi-Year Goal: Quality Infrastructure and Environmental Stewardship*

**In June, a contract with Weiss Associates for Environmental Remedial Design was negotiated and an agenda item prepared for City Council review on July 1<sup>st</sup>.**

**Strategic Plan Initiative: Build BIPOC Small Business Support Program**

*Multi-Year Goal: Dynamic and Growing Businesses*

**In June, Northeastern University compiled and summarized their BIPOC Small Business Needs Assessment research findings, anticipated to be presented to the EDAC at their July 16<sup>th</sup> meeting.**

**Strategic Plan Initiative: Marketing Program**

*Multi-Year Goal: Dynamic and Growing Businesses*

**510 Media's final concept was refined and prepared for presentation to the EDAC at their July 16<sup>th</sup> meeting.**

**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 supported the ribboncutting event for The NOW massage on June 3<sup>rd</sup>. On June 13<sup>th</sup> staff joined City of Berkeley economic development staff in a meeting with the Engineering Biology Research Consortium to discuss the respective Cities' relationships with the life science community. Staff also coordinated meetings between the City Manager and one business in June and attended the Emeryville Commerce Connexions event held on June 25<sup>th</sup> at Trader Vic's.**

Affordable Housing

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

*Multi-Year Goal: Livable, Safe and Vibrant Community*

In June, 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 5<sup>th</sup>, the planning entitlements for the project were approved. Staff met with the developer to discuss financing options/progress.

**Strategic Plan Initiative: First Home Emeryville**

*Multi-Year Goal: Livable, Safe and Vibrant Community*

The First Home Emeryville down payment assistance program launched in September 2024, and the City received high interest in the program with over 270 applications. 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. In June, staff completed preparation of the consultant contract and City Council agenda item for City Council review on July 15<sup>th</sup>.

**Program EE. Resident Engagement**

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

**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 prepared a contract with a consultant to assist staff with the tenant protection policy work and prepared the agenda materials for the City Council's review of the contract on July 15<sup>th</sup>.

#### **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 June, the Rotten City Cultural District (RCCD) month-long residencies continued with Salma Arastu. Salma Arastu exhibited her solo works with an opening reception on June 13<sup>th</sup> and on June 21<sup>st</sup> held a community event to make quilts and mandalas

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

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

A 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 requesting further review of the sculpture's façade, prior to final design expected 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>

*40<sup>th</sup> Streetscape Public Art* - In June, the artists selected for installation of art along the 40<sup>th</sup> Streetscape Multimodal Improvement Project continued to ask residents to share their work via the project website and complete a project survey online at <https://www.emeryville40thstreetart.com/>. A tutorial on the website allows residents to review methods prior to submitting paper cut designs to the artist for consideration in the project's final images, of which there may be hundreds. The artist will return for additional workshops at the 45<sup>th</sup> Street Artists Co-op, the Senior Center Picnic at Huchiu Park, and at the Emeryville Crescent Community Visioning Community Day at Davenport Park 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.

*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. Torrey Cummings
9. Alla Agafonov

*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 with one work beautifully carved in May. Painting of this work and the carving and painting of the remaining 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 July, with additional City support including posts' installation.

Staff have begun recruiting artists and locations for the 2026 Visual Art Grants though funding may be reduced for the 2026 Visual Art Grants, due to the Art in Public Art Fund revenues annual revenue reductions.

Sustainability**Strategic Plan Initiative: Sea Level Rise Adaptation Planning***Multi-Year Goal: Quality Infrastructure and Environmental Stewardship*

In June, staff consulted with the Lisjan Tribe of the Ohlone regarding potential roles for the tribe in developing Sea Level Rise adaptation strategies and outreach. Staff also met with the Bay Conservation and Development Commission staff in June regarding the Regional Shoreline Adaptation Plan (RSAP). Also in June, staff continued meeting with partners to coordinate multiple sea level rise adaptation initiatives in and affecting the Emeryville Crescent and revisiting regional partnership roles and responsibilities to resubmit the SF Estuary Partnership's (SFEP) application for grant funds by July 3<sup>rd</sup> with the scope revised to include preparation of a RSAP for local adoption.

Additional preparation in June included planning the events for July as follows: July 8<sup>th</sup>, staff will present the Transportation and Sustainability Committee with an overview of Sea Level Rise adaptation efforts; July 9<sup>th</sup> Youth Workshop at ECCL; July 10<sup>th</sup> Nature Explorer's Workshop at Golden Gate Library; July 12<sup>th</sup>, Emeryville Crescent Community Day at Davenport Park.

Current adaptation initiatives include:

**Feasibility Studies:**

SFEP Emeryville Crescent Horizontal Living Levee (with TAC)

**Pilot Projects:**

Army Corps of Engineers Shallow Water Sediment Placement

**Grant Applications:**

SB1 East Bay Crescent (EBC) Sub-regional Vulnerability Assessment and Shoreline Adaptation Planning Project and East Bay Crescent Working Group

**Outreach and Pre-Planning:**

Visioning and tribal engagement for Emeryville Crescent and Emeryville Crescent Visioning Project Team

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

### Strategic Plan Initiative: Permit Tracking Software


*Multi-Year Goal: Resilient Organization and Employer of Choice*

Staff are planning for a kickoff meeting with the software implementation team in late July.

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 Regional Interjurisdictional and MTC bi-weekly meetings	6/4 and 6/18
Webinar “Wait, why am I talking?”: Active Listening, a Planner’s Best Friend	6/5
AC Collaborative: TOC Workshop with MTC	6/9
Active Transportation Working Group held by MTC	6/12
AC Collaborative: Monthly Meeting	6/23
AC Collaborative: Planners4Housing (P4H) Program	6/27
<i>Building</i>	
Webinar: What’s New with Accessory Dwelling Units? & 2025 Handbook	6/5
<i>Economic Development &amp; Housing</i>	
TOC Housing Policy Grant Meeting with MTC	6/2
Kick-Off Quarterly Cultural Districts	6/2
Pre-Tribal Consultation Meeting with SFEP and Co:Census	6/3
All City Housing Meeting	6/6
AC Collaborative: TOC Workshop with MTC	6/9
Sogorea Te’ Land Trust and Lisjan Consultation	6/11
BCDC Pre-Consultation on SB1 Application	6/11
East Bay Crescent Project Meeting	6/12
California Public Arts Administrators (CAPAA) Biannual Meeting	6/13
Art Center Advisory Group	6/17
RCCD Partner Meeting	6/18
EBHO Housing Policy	6/19
AC Collaborative Monthly Meeting	6/23
Emeryville Commerce Connection Connexion Networking Event	6/25
SF Bay Living Shorelines Collaborative – Heron’s Head Site Visit	6/29
Emeryville Community Day and Workshop Logistics Planning Meeting	6/30

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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>MIXED USE PROJECTS</b>			
<b>Public Market Parcels A, B, and F</b> Shellmound Street between Shellmound Way and 63 <sup>rd</sup> Street FDP21-001 No. 10  <b>Status: Approval - 100%</b>	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. <u>City Council adopted first reading of ordinance approving DA amendment on June 17, 2025.</u>	Nabihah Azim Oxford Properties Group (310) 508-0870 <a href="mailto:nazim@oxfordproperties.com">nazim@oxfordproperties.com</a>



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<div><div><div>5801 Christie Mixed Use Project</div><div>5801-5861 Christie Avenue</div><div>UPDR22-001</div><div>No. 12</div></div><div><div>Processing</div></div><div>Status: Processing - 50%</div></div>	<div><div>New 425,100 square foot office/R&amp;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 <a href="mailto:nazim@oxfordproperties.com">nazim@oxfordproperties.com</a></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
<b>Total Units</b>	<b>90</b>

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.

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

Status Key:





**Community Development Department**  
**Status of Major Development Projects**  
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**June 2025**

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
RESIDENTIAL AND LIVE/WORK PROJECTS																	
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div>Construction</div></div> <div>Status: Construction - 25%</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>	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 MRE Commercial (510) 849-0776 <a href="mailto:sshamszad@yahoo.com">sshamszad@yahoo.com</a></div>								
Income Level	Units																
Market	17																
Total Units	17																
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div>Plan Check</div></div> <div>Status: Plan Check - 25%</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>	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 (510) 759-2133 <a href="mailto:dinararch@sbcglobal.net">dinararch@sbcglobal.net</a></div>
Income Level	Units																
Very Low	1																
Low	1																
Moderate	2																
Total BMR	4																
Market	20																
Total Units	24																



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

Status Key:



**Community Development Department**  
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June 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<div><div><div>4-Unit Replacement</div><div>1271 64<sup>th</sup> 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 (707) 205-7605 <a href="mailto:richkidentinc@gmail.com">richkidentinc@gmail.com</a></div>
Income Level	Units										
Market	4										
Removed units	4										
Net Units	0										



**Community Development Department**  
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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 2<sup>nd</sup> study session held December 14, 2023. City Council approved 1<sup>st</sup> reading of ordinance approving Lease Disposition and Development Agreement January 16, 2024, 2<sup>nd</sup> reading approved February 6, 2024. Tribal consultation initiated December 2023, completed June 2024. Application for planning approvals submitted July 15, 2024. <u>Comments provided and application resubmitted March 19, 2025. The entitlement application was approved on June 5, 2025.</u></div>	<div>Valerie Bernardo ,Economic Development and Housing Manager</div> <div>(510) 596-4354</div> <div><a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a></div>
Income Level	Units														
Very Low	268														
Low	96														
Total BMR	364														
Market	3														
Total Units	367														



**Community Development Department**  
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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><a href="mailto:jwilliams@abconstruction.net">jwilliams@abconstruction.net</a></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><a href="mailto:elias@createscool.com">elias@createscool.com</a></div>
Income Level	Units								
Market	1								
Total Units	1								





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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 (1<sup>st</sup> 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><a href="mailto:Bianca.Neumann@eahhousing.org">Bianca.Neumann@eahhousing.org</a></div> <div><a href="mailto:Valerie.Bernardo@cityofemeryville.org">Valerie Bernardo</a></div> <div><a href="mailto:Valerie.Bernardo@cityofemeryville.org">City of Emeryville</a></div> <div><a href="tel:(510)596-4354">(510) 596-4354</a></div> <div><a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a></div>
Income Level	Units																
Extremely Low	23																
Very Low	22																
Low	22																
Total BMR	67																
Market	1																
Total Units	68																




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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><a href="mailto:akashani@citycentric.net">akashani@citycentric.net</a></div>
Income Level	Units														
Very Low	44														
Low	45														
Total BMR	89														
Market	1														
Total Units	90														

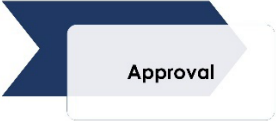


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Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>Adeline Sites</b> 3602 Adeline Street and 1122 36 <sup>th</sup> Street TBD No. N/A  <b>Status: Pre-Application - 25%</b>	<u>TBD</u>	Properties acquired 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> <a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a>
<b>OTHER</b>			




**Community Development Department**  
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June 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>Bay Center Life Science Building</b> 6445 Christie Avenue UPDR22-002 No. 8  <b>Status: Approval - 100%</b>	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 <a href="mailto:twagner@harvestproperties.com">twagner@harvestproperties.com</a>




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>EmeryStation V (formerly Overland)</b> 1567 63 <sup>rd</sup> Street UPDR21-001 No. 9  <b>Status: Plan Check - 25%</b>	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 <sup>rd</sup> St Building on November 25, 2024. Demolition work completed on May 27, 2025 for 1601-1607 63 <sup>rd</sup> St Building.	Geoffrey Sears Wareham Development (415) 457-4964 <a href="mailto:gsears@warehamdevelopment.com">gsears@warehamdevelopment.com</a>




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June 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>Sutter Emeryville Medical Center</b> Vicinity of 53rd and Hollis Streets  <b>Status: Pre-Application - 25%</b>	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.	Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 <a href="mailto:vahram.massehian@sutterhealth.org">vahram.massehian@sutterhealth.org</a>



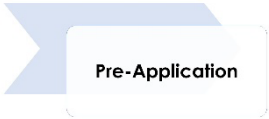
**Community Development Department**  
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June 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>Bay Street Grocery Store</b> 5603 Bay Street FDP21-002 No. 15  <b>Status: Construction - 75%</b>	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 <a href="mailto:eric@lowneyarch.com">eric@lowneyarch.com</a>





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June 2025

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>Emeryville Center for the Arts</b> 4060 Hollis Street UPDR18-006 No. 19  <b>Status: Pre-Application - 25%</b>	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 <sup>nd</sup> meeting held June 11, 2024. ACAG 3 <sup>rd</sup> meeting held August 27, 2024. ACAG 4 <sup>th</sup> and 5 <sup>th</sup> 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 <sup>th</sup> meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. ACAG 7 <sup>th</sup> meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025. Submittals received May 8, 2025. ACAG 8 <sup>th</sup> meeting held May 19, 2025 and finalist fundraising consultants recommended. <u>ACAG 9<sup>th</sup> meeting held June 17, 2025 and recommended consultant selected.</u>	Chadrick Smalley Community Development Director (510) 596-4355 <a href="mailto:csmalley@emeryville.org">csmalley@emeryville.org</a>



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	28	17	11	20	27	7	6	11	14	9	7	11	168
Plumb., Elec., Mech.	39	14	20	28	37	7	6	20	19	14	16	16	236
Fire	12	5	6	4	9	7	6	8	11	3	6	3	80
<b>MON. TOTALS</b>	79	36	37	52	73	21	18	39	44	26	29	30	
										<b>FISCAL YEARLY TOTAL</b>			484
<b>VALUATION</b>													
Residential	\$307,875	\$513,527	\$40,800	\$1,453,066	\$769,774	\$138,948	\$59,583	\$93,286	\$111,168	\$141,115	\$966,447	\$546,885	\$5,142,474
Sub Permits	\$277,894	\$51,531	\$106,100	\$71,579	\$463,231	\$114,181	\$48,514	\$335,882	\$260,437	\$99,915	\$213,673	\$132,625	\$2,175,562
Commercial	\$5,277,710	\$486,941	\$3,182,031	\$962,321	#####	\$247,665	\$479,698	\$9,552,611	#####	\$641,614	\$412,950	\$1,015,038	\$45,072,539
<b>MON. TOTALS</b>	\$5,863,479	\$1,051,999	\$3,328,931	\$2,486,966	#####	\$500,794	\$587,795	\$9,981,779	#####	\$882,644	\$1,593,070	\$1,694,548	
										<b>FISCAL YEARLY TOTAL</b>			\$52,390,575
<b>FEES COLLECTED</b>													
General Plan	\$27,619.11	\$5,682.88	\$17,283.76	\$10,802.83	#####	\$2,352.54	\$31,004.77	\$30,090.80	\$4,820.19	\$5,949.08	\$5,717.26	\$17,651.96	\$260,626.84
Building Standards Admin	\$241.00	\$74.00	\$158.00	\$94.00	\$890.00	\$28.00	\$258.00	\$252.00	\$51.00	\$59.00	\$52.00	\$155.00	\$2,312.00
Technology Fee	\$5,523.81	\$1,136.56	\$3,456.74	\$2,160.56	\$21,730.34	\$4,070.51	\$6,200.95	\$6,018.17	\$964.04	\$1,189.82	\$1,143.45	\$3,530.39	\$57,125.34
Building Permit	\$43,923.88	\$9,092.73	\$27,824.22	\$14,459.06	#####	\$3,225.32	\$49,039.76	\$45,486.23	\$6,190.66	\$9,308.63	\$8,579.58	\$23,737.17	\$414,674.04
Plan Review	\$28,358.56	\$122,327.52	\$15,689.22	\$26,832.25	#####	#####	\$24,043.31	\$8,694.56	\$7,478.51	#####	\$25,307.87	\$59,925.38	\$532,534.21
Energy Review	\$843.72	\$22,082.04	\$1,690.38	\$2,496.69	\$26,129.90	\$7,680.00	\$1,845.29	\$840.62	\$239.50	\$675.71	\$3,756.26	\$9,778.73	\$78,058.84
Electrical Permit	\$5,413.32	\$1,883.46	\$4,476.62	\$2,568.36	\$34,928.39	\$188.00	\$9,266.03	\$11,205.79	\$2,504.60	\$1,239.92	\$1,518.40	\$2,526.78	\$77,719.67
Plumbing Permit	\$6,377.56	\$1,243.92	\$3,147.57	\$2,017.72	\$29,655.17	\$564.00	\$8,565.03	\$7,331.89	\$1,068.08	\$1,417.74	\$1,253.76	\$3,773.16	\$66,415.60
Mechanical Permit	\$2,712.73	\$830.14	\$2,848.85	\$1,425.18	\$28,988.20	\$768.04	\$7,744.53	\$6,945.47	\$778.34	\$1,766.73	\$1,027.44	\$1,208.15	\$57,043.80
S.M.I.P.	\$1,498.03	\$352.17	\$943.40	\$435.35	\$6,002.74	\$88.43	\$1,701.42	\$1,577.83	\$153.84	\$291.52	\$224.02	\$821.07	\$14,089.82
Microfiche	\$389.20	\$43.50	\$269.97	\$76.10	\$1,739.52	\$13.92	\$482.88	\$463.60	\$60.41	\$64.61	\$49.12	\$233.49	\$3,886.32
Fire Dept. Fees	\$6,620.76	#####	\$9,377.32	\$15,199.50	\$77,410.41	#####	\$12,214.11	\$6,270.04	\$7,204.43	\$5,184.00	\$7,580.83	\$36,478.00	\$1,271,798.84
Sewer Connection	\$2,488.00	\$2,506.00	\$9,308.00	\$5,032.00	\$6,454.00	\$0.00	\$3,938.00	\$20,048.00	\$0.00	\$0.00	\$1,800.00	\$1,432.00	\$53,006.00
Transportation Facility*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,690.00	\$0.00	\$1,690.00
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,845.31	\$0.00	\$4,845.31
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	\$4,670.00	\$0.00	\$4,670.00
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)	\$3,306.00	\$5,372.00	\$3,818.00	\$3,795.00	\$5,046.00	\$3,279.00	\$4,184.00	\$5,979.00	\$2,909.00	\$1,871.00	\$3,599.00	\$9,221.84	\$52,379.84
<b>MON. TOTALS</b>	#####	#####	#####	\$87,394.60	#####	#####	#####	#####	#####	#####	\$72,814.30	\$170,473.12	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014										<b>FISCAL YEARLY TOTAL</b>			\$2,952,876.47