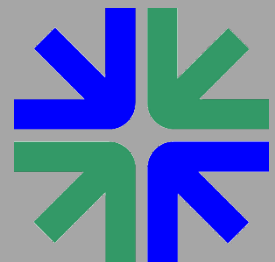


**COMMUNITY DEVELOPMENT
DEPARTMENT**

MONTHLY REPORT

MARCH 2026

City of Emeryville



CONTENTS

HIGHLIGHTS.....	2
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES	2
City Council	2
Planning Commission.....	3
Public Art Committee (PAC)	3
Housing Committee.....	3
Economic Development Advisory Committee	3
Development Coordinating Committee	3
Community Development Items with Committees Staffed by Other Departments.....	3
PLANNING DIVISION	4
BUILDING DIVISION.....	5
Permit, Inspection, Plan Check Activity.....	5
Major Projects Under Construction	5
Major Projects Anticipated	6
Major Tenant Improvements.....	6
Project Meetings of Significance.....	6
Projects Completed/Nearing Completion	6
Code Enforcement.....	7
ECONOMIC DEVELOPMENT AND HOUSING DIVISION	7
Overview	7
Active BMR Rental Projects.....	8
Other Policy and Program Activities	9
ADMINISTRATION/OTHER	15
APPENDIX: MAJOR PROJECTS TABLE	

HIGHLIGHTS

This report summarizes the activities of the Community Development Department for the month of March 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 March 3rd, Sutter submitted a partial application for its Emeryville Medical Center Project, located at the former "Emery Yards" BioMed Realty development / Chiron Planned Unit Development. Staff issued a letter of incompleteness to the applicant on March 16th.
- On March 17th, the City Council held a study session on the Arts Center project. The session included a review of the fundraising feasibility report and an operating model report, both of which concluded that in order to receive sustainable philanthropic support, the nonprofit operating entity should be created in advance of the physical building for the Arts Center. The Art Center Advisory Group recommended the City begin this process and allocate a portion of capital funding to support the operating entity's start-up costs. The City Council concurred with the Art Center Advisory Group's recommendations.
- On March 25th, a ribbon cutting was held for the Nellie Hannon Gateway affordable housing project at 3600 San Pablo Avenue. This project is a partnership between the City and Resources for Community Development (RCD). The City provided acquisition and permanent financing, and RCD provided 90 affordable housing units, half of which are reserved for households exiting homelessness. The project also includes ground floor space for the Emeryville Citizen's Assistance Project (ECAP).

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

City Council

March 3

- No Community Development items

March 17

- Held a study session on the Arts Center Project ([staff report](#))
- Received the annual report of the Economic Development Advisory Committee ([staff report](#))
- Received the annual report of the Public Art Committee ([staff report](#))
- Authorized the submittal of the General Plan Annual Progress Report to the state ([staff report](#))
- Authorized submittal of an application for Prohousing Incentive Program funds to preserve the 45th Street Artists Cooperative ([staff report](#))

Planning Commission

The March 26 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)

The March 12 meeting of the Public Art Committee was cancelled.

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

Housing Committee

March 4

- Approved the annual committee report to the City Council
- Received an overview of code enforcement

For questions and further information regarding the Housing Committee, please contact committee secretary Valerie Bernardo at vbernardo@emeryville.org

Economic Development Advisory Committee (EDAC).

March 18

- Recommended the City Council approve funding support for the Emeryville Commerce Connection's production of Restaurant Week
- Received an update on BIPOC Small Business Support Program activities

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)

March 11

- Reviewed applications for the 2026 Visual Arts Grants program

Community Development Items with Committees Staffed by Other Departments

- None this period

PLANNING DIVISION

Major Projects Table.

The attached Major Projects table contains basic project information, its status in the development “pipeline” and a chronology of major milestones.

TOP PRIORITY Strategic Plan Initiative: Sutter Health Development

Multi-Year Goal: Dynamic and Growing Businesses

A contract for preparation of an EIR for the Sutter project was approved by the City Council on July 1st, and since then staff has awaited a full application submittal from Sutter. On March 3rd, Sutter submitted certain application documents, however critical information remains outstanding and staff sent a letter of incompleteness to the applicant on March 16th.

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

Minor and Administrative Project Activities

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

Type/Location	Description	Action
<i>Conditional Use Permit</i>		
Minor – 1195 65th	For the Love of Matcha café	Approved 3/9.
<i>Design Review</i>		
Minor – 1264 Ocean	New two units	Incomplete 3/5 (pending tree removal permit).
<i>Sidewalk Café Permit</i>		
1195 65th	For the Love of Matcha café	Approved 3/9.
<i>Sign Permit</i>		
Minor – 1472 66th	Ferguson signage	Approved 3/25.
<i>Temporary Use Permit</i>		
1900 Powell	Farmers’ market	Resubmitted 3/25.
<i>Tree Removal Permit</i>		
1264 Ocean	Street tree removal	Submitted 3/5. PC hearing scheduled 4/23.
<i>Business License</i>		
	Various	Approx. 17 approvals

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

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

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

In March, the consultant continued their work analyzing the City's existing fee programs and capital needs. On March 23rd, staff met with the consultant to review the Parks impact fee nexus calculations.

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		38
Total valuation		\$5.3m
Fees collected		\$419k
Plan review extensions		2
Permit expiration renewals		3
Fast Track Plan Check	Same day	11
	Two-week	13
	Expedited requests*	1
Waste Management Plan Reviews		8

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

Major Projects Under Construction

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

- None to report this period.

Major Projects Anticipated

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

- EmeryStation Overland; 1567 63rd Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63rd Street, first demolition permit issued in November 2024.
- Athan Magannas multifamily development; 1225 65th Street, 4-story residential, 24 units; Valuation \$5.2 million. Second review of plans completed July 2025. Corrections needed for third review. No additional activity in March 2026.

Major Tenant Improvements

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

- Rivian Service Center, tenant improvements, 1483-1499 67th Street; \$3.7M, Permit Application Approved on March 10th and Permit Issued on March 25th
- IKEA, restroom remodel; 4400 Shellmound Street; \$1.1M Valuation, Permit Finalized on March 10th

Projects Completed/Nearing Completion

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

- None to report this period

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	45
Telephone contacts	51
Email correspondence	109
In-office meetings	8
Inspections	54
Notices of Violation or Request for Inspections	15
Administrative Citations	N/A

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

Overview

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

Note: blue highlights indicate relationship to Strategic Plan

<i>Economic Development</i>		
	Business assistance correspondence	7
	Brokers/property owners correspondence	2
	Prospective business inquiries	3
	New business outreach/welcome visits	1
<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/Arrive revenue	\$8,104
	Meter revenue	\$13,372
	Citation revenue	\$14,578
	Total revenue	\$36,054
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development sites w/art, monitoring	19
	Private development art forecast, est. value	\$9.9M
	Art installations	0

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

Active BMR Rental Projects

Name	Activity
EmeryStation Overland/Hollis Street Building	No substantive activity, Affordable Housing Agreement pending negotiation
1225 65 th Street	No substantive activity, Affordable Housing Agreement pending negotiation
Christie Avenue Sites (aka Perennial)	See Strategic Plan Initiative update, below
The Emery	BMR lease-up continued, all but one BMR leased
Intergenerational Affordable Housing (4300 San Pablo)	See Strategic Plan Initiative update, below

Other Policy and Program Activities

Economic Development

Strategic Plan Initiative: Art Center Project

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On March 17, the City Council held a study session on the project and gave staff direction consistent with ACAG recommendations to begin forming a nonprofit operating entity to produce pilot programming, in advance of facilities development. This direction included reallocating a portion of capital funding to the operating expenses of the new entity, subject to clear milestones for advancement and through a formal agreement. On March 24, staff met with the consultant team to discuss a scope of work and next steps to implement the City Council's direction.

Strategic Plan Initiative: 1245 Powell/Stanford Park Expansion

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

On March 4, staff and the City's environmental consultant met with Alameda County Environmental Health staff to review the revised sampling plan.

Strategic Plan Initiative: Build BIPOC Small Business Support Program

Multi-Year Goal: Dynamic and Growing Businesses

On November 18, the City Council approved the BIPOC Small Business Support Pilot Program. In March, staff continued outreach activities, including circulation of a business survey, and provided an update to the EDAC on March 18.

Strategic Plan Initiative: Marketing Program

Multi-Year Goal: Dynamic and Growing Businesses

In March, 510Media coordinated with Information Technology staff to direct the City's specially purchased domain names to the draft website and established website editing accounts for EDH staff. Content review and development continued.

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 met with Small Business Administration staff on March 9 to review the agency's disaster lending programs. On March 25, staff attended the Emeryville Commerce Connections networking event and two year anniversary held at Flores restaurant.

Affordable Housing

Strategic Plan Initiative: 4300 San Pablo Affordable Housing

Multi-Year Goal: Livable, Safe and Vibrant Community

The project's developer, EAH, continued to work with staff to determine a financing strategy and identify funding sources.

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

Multi-Year Goal: Livable, Safe and Vibrant Community

Staff continued to meet with the developer to discuss financing options/progress.

Strategic Plan Initiative: First Home Emeryville

Multi-Year Goal: Livable, Safe and Vibrant Community

The First Home Emeryville down payment assistance program launched in September 2024, and the City received high interest in the program with over 270 applications. Six First Home Emeryville loans have closed.

Strategic Plan Initiative: Accessible Living Initiative

Multi-Year Goal: Livable, Safe and Vibrant Community

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 March, the consultant began the evaluation of financial feasibility of prototype developments to inform the inclusionary policy.

Program LL. Planning Regulation Amendments

In December 2025, the Planning Commission recommended the City Council approve an ordinance making several amendments to the Planning Regulations to implement Program LL. On January 20th, the City Council adopted the first reading of the ordinance, the second reading was adopted on February 3rd. Staff worked to prepare General Plan Amendments necessitated by portions of Program LL for Planning Commission review in April.

Programs B, HH, and KK. Planning Regulation Amendments

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

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**

This work is being supported by a Transit Oriented Communities grant from MTC.

In March, the consultant continued work on a best practices/policy survey

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.)

Public Art

Strategic Plan Initiative: Cultural District Programs

Multi-Year Goal: Livable, Safe and Vibrant Community

The second annual Emeryville Film Festival occurred on March 21, 2026, with panels, presentations, and post festival celebration in the RCCD Hub at Bay Street. Most film blocks were sold out with hundreds of attendees, over 50 filmmakers, and six curators. Also in March, RCCD selected eight artist residencies. The first will be Freddie Sizemore, to show from April 1 to May 15 with gallery open hours Wednesday to Sunday 1pm to 6 pm, with an opening celebration May 1 at 7 pm, poetry recital May 2 at 2 pm, and an "AI in Your Studio Process" workshop May 2 at 2 pm. The second annual Art and Culture Month is anticipated in October 2026.

40th Streetscape Public Art - In March, artist Sijia Chen's final proposal for wayfinding imagery and the design for all of the public art project elements incorporating public comment from six workshops was submitted for consideration by the City Council April 21, 2026.

The project includes over 30 artworks made up of many laser-cut images in powder coated stainless steel attached to bus shelters, light poles, lean bars and fencing. Additionally, four thematically-related sculptures in new cul-de-sacs to be created in the streetscape project, as well as signage with corresponding flora and fauna to the project and an iconic logo for the project.

Sharon Wilchar Bus Shelter Art – This program's eighth phase is underway, with artist Robert Ortbal's work installed in January and remaining in place through April. Bookmarks featuring the program are being distributed.

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

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

Visual Art Grants – The call for applications for 2026 Visual Art Grants was initially closed on February 27 but re-opened due to technical issues through March 13. Over 20 locations were provided for artist consideration for priority locations for Visual Art Grants, with \$120,000 in funding available. At the close of the application period, 50 applications totaling over \$600,000 had been submitted. The 2026 Visual Art Subcommittee, made up of committee members from the Public Art, Park and Recreation, Economic Development Advisory and Bicycle And Pedestrian Committees and the Commission on Aging reviewed all 50 applications, selected 25 semifinalists, and interviewed semifinalists. Following the interviews the Subcommittee recommended eight artists for grant awards, as well as a several alternates to the PAC for consideration. The PAC will make recommendations to the City Council at its April 9th meeting.

Erin Fong Color Workshop – Community Development Block Grant (CDBG) funding for seniors and youth participation was provided for artist Erin Fong to conduct a workshop at ECCL Building A in two installments. The final workshop was held March 14th, the third of three well-attended workshops that filled the event space.

Sustainability**Strategic Plan Initiative: Sea Level Rise Adaptation Planning**

Multi-Year Goal: Quality Infrastructure and Environmental Stewardship

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

A multi-departmental tour of EBMUD facilities and key partners working in Emeryville on Sea Level Adaptation planning was held on March 25 and very informative to City staff.

The State Coastal Conservancy's Regionally Advancing Living Shorelines in San Francisco Bay (RALS) Project includes ten locations to be part of a cohort of projects to identify nature-based designs for living shoreline solutions adaptable to sea level rise, expected to result in 60% design development and further fundraising, starting in 2026. The Emeryville Shoreline is one of four locations in the East Bay included in the RALS project. Data from the project was shared with staff in February and a kickoff meeting and tour of sites in the East Bay was held in March, with staff touring Cogswell Marsh in Hayward, Emeryville Crescent and Emeryville Marina, and Brickyard Cove in Berkeley. The tour also included a site in Richmond.

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

Feasibility Study: SFEP Emeryville Crescent Horizontal Living Levee (with TAC) feasibility study by a team led by Sherwood Design Engineers met in March 2026.

Pilot Project: Army Corps of Engineers Shallow Water Sediment Placement (2028with possible cost sharing with the State Coastal Conservancy.

Adaptation Alternatives Studies: San Francisco Oakland Bay Bridge Adaptation Study (Caltrans) and TAC – Arup was selected to manage this study; a kickoff meeting occurred in March. Staff will be updated on this project in April.

Port of Oakland Climate Adaptation Planning for Oakland's Frontline Communities (CAPOFC): The Port hired AECOM to undertake a detailed flood hazard modeling assessment and they have been doing that work over the past year. The Port is developing flood models

for daily tidal flooding, combination stormwater events, as well as developing a groundwater rise model with new flood for the Port's jurisdiction, not including the remainder of the Emeryville Crescent in Emeryville.

In March staff on the Technical Advisory Committee for AC Transit's Adaptation Plan awaited the draft plan, expected in April.

ADMINISTRATION/OTHER

TOP PRIORITY Strategic Plan Initiative: Public Website

Multi-Year Goal: Resilient Organization and Employer of Choice

COMPLETE

Strategic Plan Initiative: Permit Tracking Software

Multi-Year Goal: Resilient Organization and Employer of Choice

Systems testing and data mapping continued in March, with sessions held March 17, 18 and 31. Implementation is proceeding on schedule.

On March 10th, CDD staff attended budget review meetings with the Finance Department to prepare for Fiscal 2025-2026 and 2026-2027 budget adjustments.

On March 13th, 20th and 24th, CDD staff participated in various meetings relating to revenue measure feasibility surveying.


On March 24th, CDD staff attended a webinar on new legislation, produced by the California League of Cities

On March 31st, Planning and Building staff attended work sessions with the City's consultant to update the master fee schedule.

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



<i>Planning</i>	
Bay Wheels City Call (regional bike share coordination)	3/11
Nellie Hannon Gateway Grand Opening	3/25
MTC-ABAG Replacement Housing Webinar	3/26
<i>Building</i>	
<i>Economic Development & Housing</i>	
RCCD Partners Meeting	3/18
Alameda County City Level Arts Partnership Monthly Meeting	3/18
Stakeholder Engagement Kickoff – EC Horizontal Levee	3/18
Emeryville Film Festival	3/21
EBMUD Facility Tour	3/25
RALS East Bay Site Visit	3/27
Visual Art Grant Subcommittee	3/30

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

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




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
5801 Christie Mixed Use Project 5801-5861 Christie Avenue UPDR22-001 No. 12  Status: Processing - 50%	New 425,100 square foot office/R&D building, 94-unit residential building, 566 space parking garage, half acre public park and approximately \$3.5m in public art. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Very Low</td> <td>4</td> </tr> <tr> <td>Low</td> <td>5</td> </tr> <tr> <td>Moderate</td> <td>7</td> </tr> <tr> <td><i>Total BMR</i></td> <td><i>16</i></td> </tr> <tr> <td>Market</td> <td>78</td> </tr> <tr> <td>Total Units</td> <td>94</td> </tr> </table>	Income Level	Units	Very Low	4	Low	5	Moderate	7	<i>Total BMR</i>	<i>16</i>	Market	78	Total Units	94	Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session held July 28, 2022. Received a demolition permit application for existing buildings on August 1, 2022. Both pending demolition permit applications expired as of October 2024. Preparation of environmental review documents continues. In October 2025, the Property owner listed the site for sale.	Nabihah Azim5801 Christie Owner (DE) LLC c/O Oxford Properties Group (310) 508-0870 nazim@oxfordproperties.com
Income Level	Units																
Very Low	4																
Low	5																
Moderate	7																
<i>Total BMR</i>	<i>16</i>																
Market	78																
Total Units	94																
RESIDENTIAL AND LIVE/WORK PROJECTS																	
Baker Metal Live/work 1265 65 th Street UP07-09, DR07-15 No. 2  Status: Construction - 25%	Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room. <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Market</td> <td>17</td> </tr> <tr> <td>Total Units</td> <td>17</td> </tr> </table>	Income Level	Units	Market	17	Total Units	17	Community meeting July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot-high wall at east side submitted on December 2, 2021, approved on June 23, 2022, and issued on August 3, 2022. Received Building Permit Application for conversion to live/work units and café on December 29, 2025. Received formal request from Owner to withdraw Building Permit Application submitted on December 29,2025 on January 12, 2026.	Sasha Shamszad MRE Commercial (510) 849-0776 sshamszad@yahoo.com								
Income Level	Units																
Market	17																
Total Units	17																




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

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




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

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





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

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




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact						
<p>Group Residential 5876 Doyle Street UPDR20-003 No. 13</p>  <p>Status: Processing - 50%</p>	<p>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</p>	<p>Application is incomplete; Planning Commission study session deferred until required information is submitted.</p>	<p>Jean Williams Owner's Representative (913) 593-8703 jwilliams@abconstruction.net</p>						
<p>Duplex Conversion 1291 55th Street UPDR21-007 No. 17</p>  <p>Status: Plan Check - 100%</p>	<p>Conversion of existing single-family home into two units with additional floor area.</p> <table border="0"> <tr> <td>Income Level</td> <td>Units</td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td>Total Units</td> <td>1</td> </tr> </table>	Income Level	Units	Market	1	Total Units	1	<p>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.</p>	<p>Elias Horat Creates Cool LLC (415) 299-2722 elias@createscool.com</p>
Income Level	Units								
Market	1								
Total Units	1								




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

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




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

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


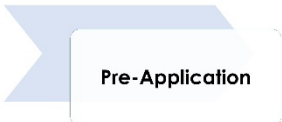


**Community Development Department
Status of Major Development Projects**
Updated information is indicated by underlined text.
March 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
OTHER			
<p>Bay Center Life Science Building 6445 Christie Avenue UPDR22-002 No. 8</p>  <p>Status: Approval - 100%</p>	<p>New 210,000 square foot lab building and 1,114 space parking garage.</p>	<p>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.</p>	<p>Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com</p>



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<p>EmeryStation V (formerly Overland) 1567 63rd Street UPDR21-001 No. 9</p>  <p>Status: Plan Check - 25%</p>	<p>New 300,000 square foot lab building and 496 space parking garage.</p>	<p>Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021, where the City Council directed staff to negotiate terms for an Affordable Housing Agreement for existing live-work units as part of the flexible community benefit. Follow-up City Council study session held November 16, 2021, including discussion on affordability commitments for 10 existing live work units in the Hollis Building, 3 for very low-income households, and 7 for low-income households. Second Planning Commission study session held March 24, 2022. City Council study session held on April 5, 2022. Planning Commission public hearing held June 8, 2022; Commission recommended approval of project, but denial of parking more than the maximum. City Council approved project, including parking more than the maximum, and affordability commitments for the 10 existing live-work units on July 19, 2022. Grading permit application received September 5, 2023, building permit application received September 20, 2023. Demolition permit (limited scope) application approved October 2, 2024. Issued Demolition permit for 1601-1607 63rd St Building on November 25, 2024. Demolition work completed on May 27, 2025 for 1601-1607 63rd St Building.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>
<p>Sutter Emeryville Medical Center Vicinity of 53rd and Hollis Streets</p>  <p>Status: Pre-Application - 50%</p>	<p>Amendment of former Novartis portion of Chiron Life Sciences Center Planned Unit Development to develop a hospital and medical office buildings in new and existing buildings totaling approximately 810,000 square feet and utilizing the existing parking structure with approximately 1,991 spaces.</p>	<p>See Monthly Progress Report of February 2025 for prior project history. In February, 2025, Sutter Health acquired the properties from BioMed Realty for future medical uses. Preliminary application received on April 3, 2025. City Council authorized contract with consultant for EIR preparation on July 1, 2025. <u>Partial application received March 3, 2026; letter of incomplete issued March 16, 2026.</u></p>	<p>Vahram Massehian Sr. Project Manager Sutter Health (415)595-2898 vahram.massehian@sutterhealth.org</p>



<p>Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 No. 19</p>  <p>Status: Pre-Application - 25%</p>	<p>Conversion of former industrial building into City art center.</p>	<p>City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission unanimously denied “value engineering” revisions on June 24, 2021. On appeal, City Council unanimously upheld Planning Commission’s decision to deny modifications on October 5, 2021. Lease Disposition and Development Agreement with Orton Development Inc. terminated on October 11, 2022. City Council study session held July 18, 2023. City Manager appointed members to Art Center Advisory Group (ACAG) on December 18, 2023. Initial meeting of ACAG held January 25, 2024. City Council authorized contract for project advancement activities (building evaluation and visioning) on February 20, 2024. ACAG 2nd meeting held June 11, 2024. ACAG 3rd meeting held August 27, 2024. ACAG 4th and 5th meetings held October 10 and 29, 2024. City Council directed staff to pursue project as new construction and obtain assistance for fundraising on November 19, 2024. ACAG 6th meeting held January 14, 2025. Submittals in response to an RFQ for capital fundraising planning were received on February 21, 2025. ACAG 7th meeting held March 11, 2025. RFQ for capital fundraising planning reissued on March 28, 2025. Submittals received May 8, 2025. ACAG 8th meeting held May 19, 2025 and finalist fundraising consultants recommended. ACAG 9th meeting held June 17, 2025 and recommended consultant. ACAG 10th meeting held September 25, 2025 to discuss consultant’s work. ACAG 11th meeting held November 18, 2025 to receive an update from the consultant. ACAG 11th meeting held January 13, 2026 to review consultant’s final report. ACAG 12th meeting held February 5, 2026 to continue review of final reports and make recommendations to City Council. <u>City Council study session held March 17, 2026, directed staff to begin formation of operating entity.</u></p>	<p>Chadrick Smalley Community Development Director (510) 596-4355 csmalley@emeryville.org</p>
---	---	---	--



	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TOTAL
PERMITS ISSUED													
Building Permits	13	17	9	17	9	10	8	13	15				111
Plumb., Elec., Mech.	22	44	15	28	7	19	25	39	19				218
Fire	7	2	2	7	5	4	6	3	4				40
MON. TOTALS	42	63	26	52	21	33	39	55	38	0	0	0	
												FISCAL YEARLY TO TAL	369
VALUATION													
Residential	\$1,876,905	\$1,337,335	\$78,324	\$891,471	\$401,901	\$247,500	\$208,038	\$716,392	\$213,370				\$5,971,236
Sub Permits	\$625,400	\$88,737	\$519,562	\$752,152	\$241,507	\$87,973	\$575,482	\$1,715,514	\$104,227				\$4,710,554
Commercial	\$3,352,649	\$10,232,205	\$2,259,776	\$1,053,145	\$3,128,134	\$1,310,323	\$4,664,630	\$1,482,747	\$4,966,980				\$32,450,589
MON. TOTALS	\$5,854,954	\$11,658,277	\$2,857,662	\$2,696,768	\$3,771,542	\$1,645,796	\$5,448,150	\$3,914,653	\$5,284,577	\$0	\$0	\$0	
												FISCAL YEARLY TO TAL	\$43,132,379
FEES COLLECTED													
General Plan	\$20,389.83	\$68,172.81	\$14,936.22	\$15,741.56	\$19,599.30	\$8,449.67	\$26,688.63	\$18,359.91	\$26,375.74				\$218,713.67
Building Standards Admin	\$177.00	\$560.00	\$136.00	\$143.00	\$169.00	\$78.00	\$229.00	\$166.00	\$227.00				\$1,885.00
Technology Fee	\$4,077.97	\$13,634.58	\$2,987.24	\$3,148.31	\$3,919.88	\$1,689.93	\$4,337.74	\$3,671.99	\$5,275.16				\$42,742.80
Building Permit	\$31,401.25	\$127,149.20	\$20,509.21	\$19,382.40	\$30,238.79	\$12,973.55	\$38,944.19	\$18,650.81	\$42,437.50				\$341,686.90
Plan Review	\$14,252.17	\$36,629.01	\$39,540.26	\$21,489.25	\$56,242.91	\$49,167.39	\$14,353.16	\$18,583.29	\$28,256.58				\$278,514.02
Energy Review	\$355.98	\$4,244.28	\$2,270.86	\$1,110.65	\$4,747.72	\$7,889.84	\$1,999.15	\$1,436.00	\$4,110.29				\$28,164.77
Electrical Permit	\$6,251.58	\$26,795.73	\$7,224.29	\$9,660.91	\$6,192.71	\$2,066.75	\$9,270.63	\$5,937.06	\$9,098.81				\$82,498.47
Plumbing Permit	\$4,394.77	\$22,456.66	\$4,056.12	\$1,549.89	\$4,468.51	\$2,229.27	\$9,087.77	\$4,813.25	\$7,150.29				\$60,206.53
Mechanical Permit	\$4,330.11	\$21,797.12	\$3,390.73	\$4,883.58	\$4,800.61	\$1,895.64	\$8,208.19	\$3,119.79	\$6,581.50				\$59,007.27
S.M.I.P.	\$1,085.83	\$3,788.00	\$661.40	\$652.69	\$1,052.35	\$434.25	\$1,347.75	\$463.20	\$1,436.12				\$10,921.59
Microfiche	\$252.82	\$1,262.18	\$207.18	\$162.80	\$306.26	\$81.61	\$407.43	\$313.66	\$414.05				\$3,407.99
Fire Dept. Fees	\$5,848.35	\$14,465.70	\$12,681.98	\$6,416.50	\$36,301.48	\$4,030.76	\$10,886.45	\$5,263.20	\$8,843.94				\$104,738.36
Sewer Connection	\$5,348.50	\$0.00	\$8,118.00	\$0.00	\$369.00	\$1,476.00	\$2,214.00	\$0.00	\$3,690.00				\$21,215.50
Transportation Facility*	\$346,931.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$271,285.66				\$618,216.66
School	\$9,677.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$9,677.55
Art Public Places	\$0.00	\$0.00	\$20,623.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$20,623.01
Parks & Recreation*	\$177,370.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$177,370.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$0.00
Other : (WMP, AMMR)	\$3,563.00	\$4,756.00	\$1,762.00	\$931.00	\$3,269.00	\$4,432.00	\$3,705.00	\$19,601.52	\$3,513.00				\$45,532.52
MON. TOTALS	\$635,707.71	\$345,711.27	\$139,104.50	\$85,272.54	\$171,677.52	\$96,894.66	\$131,679.09	\$100,379.68	\$418,695.64	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TO TAL	\$2,125,122.61
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													