



**COMMUNITY DEVELOPMENT  
DEPARTMENT**

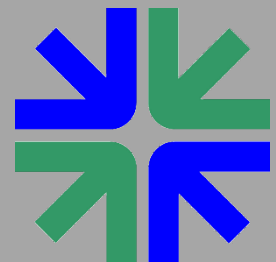
**MONTHLY REPORT**

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**MAY 2026**

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**City of Emeryville**



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## CONTENTS

<b>HIGHLIGHTS.....</b>	<b>2</b>
<b>CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES .....</b>	<b>2</b>
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
<b>PLANNING DIVISION .....</b>	<b>3</b>
<b>BUILDING DIVISION.....</b>	<b>5</b>
Permit, Inspection, Plan Check Activity.....	5
Major Projects Under Construction .....	5
Major Projects Anticipated .....	5
Major Tenant Improvements.....	6
Project Meetings of Significance.....	6
Projects Completed/Nearing Completion .....	6
Code Enforcement.....	6
<b>ECONOMIC DEVELOPMENT AND HOUSING DIVISION .....</b>	<b>6</b>
Overview .....	7
Active BMR Rental Projects.....	8
Other Policy and Program Activities .....	8
<b>ADMINISTRATION/OTHER .....</b>	<b>15</b>
<b>APPENDIX: MAJOR PROJECTS TABLE</b>	

## HIGHLIGHTS

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

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

- On May 19<sup>th</sup>, the City Council selected awardees for the 2026 Visual Arts Grants program. The program received 50 applications from 36 artists, showing robust interest in this program. Ten grants were awarded for a total of \$120,930 which will fund a diverse array of artworks including murals, sculptures, outdoor furniture, a clock and even a wrap of an Emery Go-Round bus.
- Also on May 19<sup>th</sup>, the City Council authorized the commitment of over \$31.7m to support the 4300 San Pablo Intergenerational Affordable Housing project. This project, which combines housing for transitional aged youth and seniors in an integrated format, will be one of if not the first intergenerational housing projects in California to be built through the use of low income housing tax credits, if awarded tax credits this year. An application for tax credits is expected to be submitted in July.
- On May 26<sup>th</sup>, the City's marketing [website](#) went live. This website is the principal deliverable under the City's Marketing Program and is intended to tell Emeryville's story – advancing the City's brand and highlighting its creative culture - to the audience of business decisionmakers.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### *City Council*

#### May 5

- Authorized the execution of the second amendment to the contract with West Coast Code Consultants for Building Division Services for Fiscal Year 2026 ([staff report](#))

#### May 19

- Authorized the execution of a Grant Recipient Contract with the Emeryville Commerce Connection for the production of Restaurant Week ([staff report](#))
- Adopted the first reading of an ordinance amending the General Plan and Planning Regulations to implement Housing Element Program LL ([staff report](#))
- Selected awardees for the 2026 Visual Arts Grants Program ([staff report](#))
- Authorized the execution of a commitment letter to provide \$31,757,588 in permanent financing for the 4300 San Pablo Avenue Intergenerational Affordable Housing Project ([staff report](#))

***Planning Commission***

The May 28<sup>th</sup> 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](mailto:mdesai@emeryville.org).

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

May 14

- Recommended changes to the Visual Art Grant Program, including restricting artists from re-applying in the subsequent two cycles after an award and allowing one application per cycle

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

***Housing Committee***

May 6

- Discussed temporary relocation assistance
- Discussed homeless outreach

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).***

May 20

- Discussed business license tax reform
- Held part II of a discussion on economic evaluation of active transportation projects

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)***

The May 13<sup>th</sup> meeting of the DCC was cancelled.

***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*

Sutter held its community meeting on May 18<sup>th</sup>. Staff continued to coordinate with the applicant towards completion of an application and modified the City’s webpage for the project to include information on future committee, commission and council meetings, see <https://www.emeryville.org/Development/Projects-Permitting/Major-Development-Projects/Sutter-Hospital-Medical-Center>.

For historical information, see the Major Projects table

Minor and Administrative Project Activities

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

Type/Location	Description	Action
<i>Conditional Use Permit – Design Review</i>		
Minor – 5520 Beaudry	Raise basement and expand home	Incomplete 5/7.
<i>Design Review</i>		
Minor – 1250 53rd	Spur Alley generator	Submitted 5/12.
Minor – 1264 Ocean	Two unit use	Approved 5/11.
Minor – 4550 San Pablo	EBI playground	Approved 5/7.
<i>Sign Review</i>		
Major – 6425 Christie	UCSF Health sign	Submitted 5/30.
Major – 3938 Horton	Boot Barn tower and wall sign	Submitted 5/28.
Minor – 3938 Horton	Boot Barn signage	Submitted 5/28.
Minor – 1483 67th	Rivian signage	Incomplete 5/26.
<i>Subdivision</i>		
5520 Beaudry	Lot split	Resubmitted 5/11.
<i>Zoning Verification Letter</i>		
3990 Hollis	ADU conversion (6)	Submitted 5/13.
5520 Beaudry	ADU conversion	Incomplete 5/7.
<i>Business License</i>		
	Various	Approx. 13 approvals

Long Range Planning

**Strategic Plan Initiative: General Plan Update**

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

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

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

**In May, the consultant continued their work to prepare an initial draft of nexus studies supporting updated fee amounts.**

**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:

<b>Activity</b>	<b>Sub-type</b>	<b>Quantity</b>
Permits issued		25
Total valuation		\$2.0m
Fees collected		\$162k
Plan review extensions		12
Permit expiration renewals		2
Fast Track Plan Check	Same day	9
	Two-week	11
	Expedited requests*	0
Waste Management Plan Reviews		3

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

***Major Projects Under Construction***

The following include brief highlights and status of major projects under construction during the current month. 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 63<sup>rd</sup> Street, building plan review extension granted in October 2024. EmeryStation V 1601-1607 63<sup>rd</sup> Street, first demolition permit 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 completed July 2025. Corrections needed for third review. No additional activity in May 2026.

**Major Tenant Improvements**

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

- L9 market-ready tenant improvements, 2100 Powell St, 9<sup>th</sup> Floor, \$1.0M, submitted Building Permit Application on May 29<sup>th</sup>

**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	43
Telephone contacts	35
Email correspondence	49
In-office meetings	2
Inspections	33
Notices of Violation or Request for Inspections	10
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	
	Prospective business inquiries	
	New business outreach/welcome visits	21
<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	\$8,168
	Meter revenue	\$12,384
	Citation revenue	\$7,517
	Total revenue	\$28,069
	<i>Average Program expense for period.</i>	\$36,100
<i>Public Art</i>		
	Private development sites w/art, monitoring	12
	Private development art forecast, est. value (reduced for nearer term projects)	\$878,114
	Art installations	1 temporary work
<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	45
	<i>General/Other</i>	
	Homeless outreach contacts/visits	15(est.)
	Correspondence with residential developers	0

**Active BMR Rental Projects**

<b>Name</b>	<b>Activity</b>
EmeryStation Overland/Hollis Street Building	No substantive activity, Affordable Housing Agreement pending negotiation
1225 65 <sup>th</sup> 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. In late April, staff received a scope of work from the consultant team to advance entity formation, in May, staff met with the consultant team to discuss the scope of work and requested changes.

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

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

In May, staff reviewed the “Notice of Responsibility” (NOR) from the Alameda County Environmental Health Department, the first step in opening a Leaking Underground Storage Tank clean up case.

**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 May, staff continued outreach activities to BIPOC businesses and began drafting a cultural events program.

**Strategic Plan Initiative: Marketing Program**

*Multi-Year Goal: Dynamic and Growing Businesses*

In May, website content review was finalized through work sessions held on May 1<sup>st</sup>, 14<sup>th</sup> and 20<sup>th</sup>. The website went live on May 26<sup>th</sup> and is available at [www.meetemeryville.com](http://www.meetemeryville.com)

**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 the organizer of the Bay Area Black Fashion Expo event to be held Juneteenth weekend at Bay Street to discuss City support and coordination.

Affordable Housing

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

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

On April 21, staff presented a financing option to the City Council, wherein the developer requested a commitment of approximately \$31.7m in the form of a permanent loan from the City. The City Council did not approve the commitment letter and requested staff evaluate additional options for the property. On May 19<sup>th</sup>, staff presented additional analysis and the City Council authorized execution of the commitment letter, which will allow the project to apply for Low Income Tax Credits in July 2026.

**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 15<sup>th</sup> for this grant-funded effort. In May, the consultant continued its work on recommendations for the program.

**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 20<sup>th</sup>, the City Council adopted the first reading of the ordinance, the second reading was adopted on February 3<sup>rd</sup>. On April 23<sup>rd</sup>, the Planning Commission recommended the City Council approve a General Plan amendment and amendment of the Planning Regulations for the remaining portions of Program LL. The City Council adopted the first reading of the ordinance for this remaining portion of Program LL on May 19<sup>th</sup>.

**Programs B, HH, and KK. Planning Regulation Amendments**

**COMPLETE**

**Program MM. Monitor Changes in Federal/State Housing, Planning & Zoning Laws**

Staff continued to monitor the California legislature and updated the housing legislation tracking report as bills moved through the legislative process.

**Program UU.** Staff is working to “evaluate how to incorporate Universal Design features into the Planning Regulations” by speaking with other jurisdictions (May 27<sup>th</sup> AC Collaborative) and attending regional meetings on inclusive housing design (May 6<sup>th</sup>, MTC/ABAG).

**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 May, the consultant continued work on policy recommendations, a meeting with staff was held on May 5<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 projects, which are funded by Measure C programs.) On May 19<sup>th</sup>, the City Council approved modifications to the Affordable Housing Administration and Expenditure Plan, in connection with the commitment to the 4300 San Pablo Avenue Project.

Public Art

**Strategic Plan Initiative: Cultural District Programs**

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

The second of eight 2026 RCCD residencies continued with Sam Marjaie, showing from May 17 to June 15 with gallery open hours Thursday to Sunday 1pm to 6 pm, with an opening celebration June 6 at 4 pm. The second annual Art and Culture Month is anticipated in October 2026 with six Visual Art Grants to be implemented, RCCD hosting Pixar show at Bay Street and art tours, 45<sup>th</sup> Street Artists' Coop 40<sup>th</sup> Retrospective Show at Gallery 4509 and Open Studios and the 40<sup>th</sup> Anniversary Exhibition

*40<sup>th</sup> Streetscape Public Art* - Artist Sijia Chen's final proposal for the 40<sup>th</sup> Streetscape public art project was approved by the City Council on April 21, 2026. In May, the artists, staff and contractors coordinated key elements of the art project with the streetscape improvement project.

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

*Sharon Wilchar Bus Shelter Art* – This program's eighth phase is underway, with artist Stella Kalaw's original works on display through August.

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

- Carrie Hott,
- Mila Moldenhawer,
- Ceci Bowman,
- Teresa Kalnoskas,
- Torrey Cummings
- Alla Agafonov

*Visual Art Grants* – The 2026 Visual Art Grants were approved by the City Council on May 19, 2026. The awardees include five Emeryville artists:

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

Awardees also include five artists from the wider region:

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

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

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

California Ocean Protection Council funding of \$2.2 M for the San Francisco Estuary Partnership (SFEP) and the Cities of Emeryville, Berkeley and Albany for the development of each community's Regional Shoreline Adaptation Plan (RSAP) was awarded in fall 2025, and sub-agreements are being developed for City Council consideration, with work beginning only after these are completed.

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. A constraints and opportunities report, including site-specific nature-based interventions possible in 5 sublocations on the Emeryville shoreline, is expected in June.

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

The Emeryville Crescent Community Vision as supported by SFEP was presented to community participants on May 26<sup>th</sup>. Participants were interested in staying involved in the RSAP for Emeryville.

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 Greenbelt Alliance to complete Outreach. 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. Greenbelt Alliance led community workshops, entitled "Waterfront Voices", focused on the future of Oakland's shoreline on May 2<sup>nd</sup> and 7<sup>th</sup>, with additional summer and fall outreach expected to be focused on West Oakland. multiagency participation in the Emeryville Harvest Festival is currently being explored.

In May staff on the Technical Advisory Committee for AC Transit's Adaptation Plan reviewed the draft plan.

Staff attended a SFEP workshop on groundwater upwelling on May 29<sup>th</sup> and spoke with Dr Hill of UCB to scope student and professional work related to groundwater upwelling and related toxic exposure risk assessment

## 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 May, with sessions held May 7, 12, 13, 14 and 22. Launch of the system is tentatively planned for September 2026, pending successful configuration and testing.**

Planning and Building staff met with the City’s consultant on updates to the master fee schedule on May 13, 19, 20 and 28.


On May 29<sup>th</sup>, an interdepartmental group convened for “part two” of a discussion on the business license application process, with an aim toward identifying areas of improvement and sharing knowledge to assist in business support.

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

<i>Planning</i>	
Overview of MTC’s Transit-Oriented Communities (TOC) Incentive Program	5/6
ABAG/MTC Inclusive Housing 101	5/6
MTC individual city check in regarding bikeshare	5/13
Bay Area intercity bikeshare	5/20
CEQA Webinar	5/21
Alameda County Collaborative	5/27
<i>Building</i>	
<i>Economic Development &amp; Housing</i>	
Contract Risk Assessment Workshop	5/12
San Francisco Bay Living Shorelines Collaborative	5/14
NorCal Public Art Administrators Quarterly Meeting	5/15



RCCD Partners Meeting	5/20
Pixar Community Partner Meeting	5/20
CAPAA Meeting	5/22
Emeryville Crescent Vision Community Review	5/26
SFEP Groundwater Upwelling Symposium	5/29

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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>MIXED USE PROJECTS</b>			
<p><b>Public Market Parcels A, B, and F</b>                      Shellmound Street between Shellmound Way and 63<sup>rd</sup> Street                      FDP21-001                      No. 10</p>  <p><b>Status: Approval - 100%</b></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  <a href="mailto:nazim@oxfordproperties.com">nazim@oxfordproperties.com</a></p>




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<b>5801 Christie Mixed Use Project</b> 5801-5861 Christie Avenue UPDR22-001 No. 12  <b>Status: Processing - 50%</b>	New 425,100 square foot office/R&D building, 94-unit residential building, 566 space parking garage, half acre public park and approximately \$3.5m in public art.  <table> <tr> <td><b>Income Level</b></td> <td><b>Units</b></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><b>Total Units</b></td> <td><b>94</b></td> </tr> </table>	<b>Income Level</b>	<b>Units</b>	Very Low	4	Low	5	Moderate	7	<i>Total BMR</i>	<i>16</i>	Market	78	<b>Total Units</b>	<b>94</b>	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 <a href="mailto:nazim@oxfordproperties.com">nazim@oxfordproperties.com</a>
<b>Income Level</b>	<b>Units</b>																
Very Low	4																
Low	5																
Moderate	7																
<i>Total BMR</i>	<i>16</i>																
Market	78																
<b>Total Units</b>	<b>94</b>																
<b>RESIDENTIAL AND LIVE/WORK PROJECTS</b>																	
<b>Baker Metal Live/work</b> 1265 65 <sup>th</sup> Street UP07-09, DR07-15 No. 2  <b>Status: Construction - 25%</b>	Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot café/community room.  <table> <tr> <td><b>Income Level</b></td> <td><b>Units</b></td> </tr> <tr> <td>Market</td> <td>17</td> </tr> <tr> <td><b>Total Units</b></td> <td><b>17</b></td> </tr> </table>	<b>Income Level</b>	<b>Units</b>	Market	17	<b>Total Units</b>	<b>17</b>	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 <a href="mailto:sshamszad@yahoo.com">sshamszad@yahoo.com</a>								
<b>Income Level</b>	<b>Units</b>																
Market	17																
<b>Total Units</b>	<b>17</b>																




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact														
<b>Multi-Unit Residential Project</b> 1225 65th Street UPDR15-001 No. 3  <b>Status: Plan Check - 25%</b>	New 24-unit residential building, all 2- and 3-bedroom units.  <table border="0"> <tr> <td><b>Income Level</b></td> <td><b>Units</b></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><b>Total Units</b></td> <td><b>24</b></td> </tr> </table>	<b>Income Level</b>	<b>Units</b>	Very Low	1	Low	1	Moderate	2	<i>Total BMR</i>	<i>4</i>	Market	20	<b>Total Units</b>	<b>24</b>	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 <a href="mailto:dinararch@sbcglobal.net">dinararch@sbcglobal.net</a>
<b>Income Level</b>	<b>Units</b>																
Very Low	1																
Low	1																
Moderate	2																
<i>Total BMR</i>	<i>4</i>																
Market	20																
<b>Total Units</b>	<b>24</b>																




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact								
<p><b>4-Unit Replacement</b> 1271 64<sup>th</sup> Street UPDR21-005 No. 7</p>  <p><b>Status: Plan Check - 100%</b></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><b>Income Level</b></td> <td><b>Units</b></td> </tr> <tr> <td>Market</td> <td>4</td> </tr> <tr> <td><i>Removed units</i></td> <td>4</td> </tr> <tr> <td><b>Net Units</b></td> <td><b>0</b></td> </tr> </table>	<b>Income Level</b>	<b>Units</b>	Market	4	<i>Removed units</i>	4	<b>Net Units</b>	<b>0</b>	<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 <a href="mailto:richkidentinc@gmail.com">richkidentinc@gmail.com</a></p>
<b>Income Level</b>	<b>Units</b>										
Market	4										
<i>Removed units</i>	4										
<b>Net Units</b>	<b>0</b>										





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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<p><b>Christie Sites</b> 5890, 5900 and 6150 Christie Avenue No. 11</p>  <p><b>Status: Approval - 100%</b></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><b>Total Units</b></td> <td><b>367</b></td> </tr> </tbody> </table>	Income Level	Units	Very Low	268	Low	96	<i>Total BMR</i>	<i>364</i>	Market	3	<b>Total Units</b>	<b>367</b>	<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 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. 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 <a href="mailto:Bianca.Neumann@eahhousing.org">Bianca.Neumann@eahhousing.org</a> Valerie Bernardo ,Economic Development and Housing Manager (510) 596-4354 <a href="mailto:vbernardo@emeryville.org">vbernardo@emeryville.org</a></p>
Income Level	Units														
Very Low	268														
Low	96														
<i>Total BMR</i>	<i>364</i>														
Market	3														
<b>Total Units</b>	<b>367</b>														



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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact						
<p><b>Group Residential</b>            5876 Doyle Street            UPDR20-003            No. 13</p>  <p><b>Status: Processing - 50%</b></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  <a href="mailto:jwilliams@abconstruction.net">jwilliams@abconstruction.net</a></p>						
<p><b>Duplex Conversion</b>            1291 55th Street            UPDR21-007            No. 17</p>  <p><b>Status: Construction - 50%</b></p>	<p>Conversion of existing single-family home into two units with additional floor area.</p> <table border="0"> <tr> <td><b>Income Level</b></td> <td><b>Units</b></td> </tr> <tr> <td>Market</td> <td>1</td> </tr> <tr> <td><b>Total Units</b></td> <td><b>1</b></td> </tr> </table>	<b>Income Level</b>	<b>Units</b>	Market	1	<b>Total Units</b>	<b>1</b>	<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  <a href="mailto:elias@createscool.com">elias@createscool.com</a></p>
<b>Income Level</b>	<b>Units</b>								
Market	1								
<b>Total Units</b>	<b>1</b>								



**Intergenerational Affordable Housing**  
 4300 San Pablo Avenue  
 ZC22-001  
 No. 18



**Status: Approval - 100%**

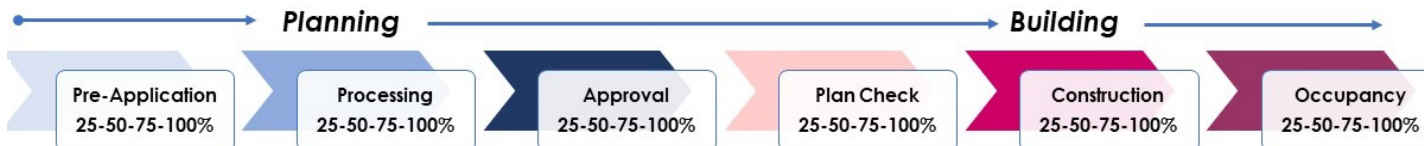
New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.

Income Level	Units
Extremely Low	23
Very Low	22
Low	22
<i>Total BMR</i>	<i>67</i>
Market	1
<b>Total Units</b>	<b>68</b>


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. In September 2025, staff were informed the application for MHP funding was unsuccessful. On April 21, 2026 the City Council considered a request for \$31.7m in permanent financing from the City but did not approve the request. On May 19, 2026 the City Council approved the request for a commitment of \$31.7m in permanent financing.

Bianca Neumann  
 EAH Inc.  
 (415) 295-8886  
[Bianca.Neumann@eahhousing.org](mailto:Bianca.Neumann@eahhousing.org)  
[Valerie Bernardo](mailto:Valerie.Bernardo@cityofemeryville.org)  
 City of Emeryville  
 (510) 596-4354  
[vbernardo@emeryville.org](mailto:vbernardo@emeryville.org)

Status Key:




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

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact												
<p><b>3637 Adeline Supportive Housing</b> 3637 Adeline Street ZC21-005 No. 20</p>  <p><b>Status: Processing - 50%</b></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><b>Income Level</b></th> <th><b>Units</b></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><b>Total Units</b></td> <td><b>90</b></td> </tr> </tbody> </table>	<b>Income Level</b>	<b>Units</b>	Very Low	44	Low	45	<i>Total BMR</i>	<i>89</i>	Market	1	<b>Total Units</b>	<b>90</b>	<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 <a href="mailto:akashani@citycentric.net">akashani@citycentric.net</a></p>
<b>Income Level</b>	<b>Units</b>														
Very Low	44														
Low	45														
<i>Total BMR</i>	<i>89</i>														
Market	1														
<b>Total Units</b>	<b>90</b>														

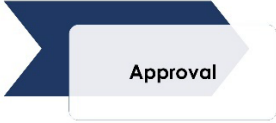


**Community Development Department  
Status of Major Development Projects**  
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May 2026

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


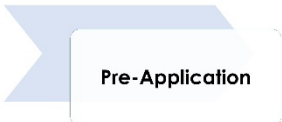


**Community Development Department  
Status of Major Development Projects**  
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May 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<b>OTHER</b>			
<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. An application to extend the expiration date for the planning entitlements was approved by the Planning Commission on August 28, 2025.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 <a href="mailto:twagner@harvestproperties.com">twagner@harvestproperties.com</a>



**Community Development Department**  
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 May 2026

Project Name, Location, File Number, Number, Status	Description, Housing Summary	History	Contact
<p><b>EmeryStation V (formerly Overland)</b>            1567 63<sup>rd</sup> Street            UPDR21-001            No. 9</p>  <p><b>Status: Plan Check - 25%</b></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 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.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964  <a href="mailto:gsears@warehamdevelopment.com">gsears@warehamdevelopment.com</a></p>
<p><b>Sutter Emeryville Medical Center</b>            Vicinity of 53rd and Hollis Streets</p>  <p><b>Status: Pre-Application - 50%</b></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. Partial application received March 3, 2026; letter of incomplete issued March 16, 2026. DCC preliminary review held April 8, 2026. <u>Community meeting held May 18, 2026.</u></p>	<p>Vahram Massehian            Sr. Project Manager            Sutter Health            (415)595-2898  <a href="mailto:vahram.massehian@sutterhealth.org">vahram.massehian@sutterhealth.org</a></p>



<p><b>Emeryville Center for the Arts</b>  4060 Hollis Street  UPDR18-006  No. 19</p>  <p><b>Status: Pre-Application - 25%</b></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 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. ACAG 9<sup>th</sup> meeting held June 17, 2025 and recommended consultant. ACAG 10<sup>th</sup> meeting held September 25, 2025 to discuss consultant’s work. ACAG 11<sup>th</sup> meeting held November 18, 2025 to receive an update from the consultant. ACAG 11<sup>th</sup> meeting held January 13, 2026 to review consultant’s final report. ACAG 12<sup>th</sup> meeting held February 5, 2026 to continue review of final reports and make recommendations to City Council. City Council study session held March 17, 2026, directed staff to begin formation of operating entity.</p>	<p>Chadrick Smalley  Community Development  Director  (510) 596-4355  <a href="mailto:csmalley@emeryville.org">csmalley@emeryville.org</a></p>
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	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	13	17	9	17	9	10	8	13	15	11	7		129
Plumb., Elec., Mech.	22	44	15	28	7	19	25	39	19	19	13		250
Fire	7	2	2	7	5	4	6	3	4	5	5		50
<b>MON. TOTALS</b>	42	63	26	52	21	33	39	55	38	35	25	0	
										<b>FISCAL YEARLY TOTAL</b>			429
<b>VALUATION</b>													
Residential	\$1,876,905	\$1,337,335	\$78,324	\$891,471	\$401,901	\$247,500	\$208,038	\$716,392	\$213,370	\$893,700	\$7,000		\$6,871,936
Sub Permits	\$625,400	\$88,737	\$519,562	\$752,152	\$241,507	\$87,973	\$575,482	\$1,715,514	\$104,227	\$100,260	\$131,602		\$4,942,416
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	\$2,616,983	\$1,901,955		\$36,969,527
<b>MON. TOTALS</b>	\$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	\$3,610,943	\$2,040,557	\$0	
										<b>FISCAL YEARLY TOTAL</b>			\$48,783,879
<b>FEES COLLECTED</b>													
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	\$19,998.93	\$11,549.42		\$250,262.02
Building Standards Admin	\$177.00	\$560.00	\$136.00	\$143.00	\$169.00	\$78.00	\$229.00	\$166.00	\$227.00	\$174.00	\$101.00		\$2,160.00
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	\$3,999.78	\$2,309.90		\$49,052.48
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	\$31,073.96	\$15,558.85		\$388,319.71
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	\$19,119.72	-\$13,140.67		\$284,493.07
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	\$2,526.86	-\$3,662.01		\$27,029.62
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	\$5,571.80	\$1,973.56		\$90,043.83
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	\$4,744.42	\$2,007.80		\$66,958.75
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	\$3,751.73	\$1,735.43		\$64,494.43
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	\$1,068.53	\$534.50		\$12,524.62
Microfiche	\$252.82	\$1,262.18	\$207.18	\$162.80	\$306.26	\$81.61	\$407.43	\$313.66	\$414.05	\$236.95	\$132.94		\$3,777.88
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	\$9,417.24	\$11,236.64		\$125,392.24
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	\$3,690.00	\$738.00		\$25,643.50
Transportation Facility*	\$346,931.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$271,285.66	\$0.00	\$121,816.31		\$740,032.97
School	\$9,677.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$252.00		\$9,929.55
Art Public Places	\$0.00	\$0.00	\$20,623.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,009.54	\$5,511.22		\$33,143.77
Parks & Recreation*	\$177,370.00	\$0.00	\$0.00	\$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	\$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	\$3,795.00	\$3,537.00		\$52,864.52
<b>MON. TOTALS</b>	\$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	\$116,178.46	\$162,191.89	\$0.00	
										<b>FISCAL YEARLY TOTAL</b>			\$2,403,492.96
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													