

## RESOLUTION NO. 25-32

### Resolution Of The City Council Of The City Of Emeryville Establishing Updated Development Impact Fees For Fiscal Year 2025-2026

**WHEREAS**, on July 15, 2014, the City Council of the City of Emeryville passed and adopted Ordinance No. 14-008 amending the City of Emeryville Planning Regulations to enable Development Impact Fees, including fees for transportation and park and recreation facilities; and

**WHEREAS**, on July 15, 2014, the City Council of the City of Emeryville passed and adopted Ordinance No. 14-009 amending the City of Emeryville Planning Regulations to enable an Affordable Housing Impact Fee; and

**WHEREAS**, on July 15, 2014, the City Council of the City of Emeryville adopted Resolutions No. 14-103, 14-104, and 14-105, establishing, respectively, an Affordable Housing Impact Fee, a Parks and Recreation Facility Impact Fee, and a Transportation Facility Impact Fee; and

**WHEREAS**, Resolutions No. 14-103, 14-104, and 14-105 stipulate that, for any annual period during which the City Council does not review the development impact fees, they shall be increased on July 1 based on the percentage increase in the Engineering News-Record Construction Cost Index for San Francisco, California; and

**WHEREAS**, the City Council has reviewed the development impact fee staff report, and has determined that, for Fiscal Year 2025-2026, the appropriate index to use for the annual increase is the Consumer Price Index (CPI) published by the U.S. Bureau of Labor Statistics; and

**WHEREAS**, the table entitled "City of Emeryville Development Impact Fees, Fiscal Year 2025-2026", attached hereto as Exhibit A, includes adjusted fees based on the 2.7% increase in the Consumer Price Index for the San Francisco Bay Area from February 2024 to February 2025; and

**WHEREAS**, prior to adoption of the updated development impact fees, the City Council held a noticed public hearing to receive written and oral testimony regarding said fees in accordance with the requirements of Government Code Section 66016; and

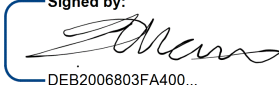
**WHEREAS**, prior to adoption of the updated development impact fees, notice of said public hearing, as well as data relating to the proposed amendments have been published and made available to the public and interested persons in accordance with the requirements of Government Code Section 66016; now, therefore, be it

**RESOLVED**, that the City Council of the City of Emeryville, hereby adopts updated development impact fees for Fiscal Year 2025-2026 as set forth in Exhibit A, attached hereto and incorporated herein, effective July 1, 2025.


Resolution No. 25-32  
Updated Development Impact Fees for FY 2025-26  
City Council Meeting | April 15, 2025  
Page 2 of 2

**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, April 15, 2025, by the following vote:

|          |          |   |
|----------|----------|---|
| AYES:    | <u>3</u> | <u>Mayor Mourra, Vice Mayor Kaur and Council Member Welch</u> |
| NOES:    | <u>0</u> | <u>_____</u>  |
| ABSTAIN: | <u>0</u> | <u>_____</u>  |
| ABSENT:  | <u>2</u> | <u>Council Members Priforce and Solomon</u>                   |

Signed by:  
  
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**MAYOR**

ATTEST:  
 Signed by:  
  
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**CITY CLERK**

APPROVED AS TO FORM:  
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**CITY ATTORNEY**

**ATTACHMENTS**

- Exhibit A – Development Impact Fees 25-26



**City of Emeryville  
Development Impact Fees**

Fiscal Year 2025-2026 (valid July 1, 2025 through June 30, 2026)

| Use Type   | Affordable Housing | Park and Recreation Facility | Transportation Facility | TOTAL IMPACT FEES        |
|--|--------------------|------------------------------|-------------------------|--------------------------|
| <b>Residential Use Types</b>                     |                    |                              |                         |                          |
| Single Unit                                      | \$0                | \$4,950                      | \$3,319                 | \$8,269 / dwelling unit  |
| Two Unit and Multi-Unit                          |                    |                              |                         |                          |
| <i>Rental - Apartment</i>                        | \$34,917           | \$4,766                      | \$2,059                 | \$41,742 / dwelling unit |
| <i>In TH Transit Hub Overlay Zone</i>            | \$34,917           | \$4,766                      | \$1,991                 | \$41,674 / dwelling unit |
| <i>Owner - Condominium</i>                       | \$0                | \$4,766                      | \$1,724                 | \$6,490 / dwelling unit  |
| <i>In TH Transit Hub Overlay Zone</i>            | \$0                | \$4,766                      | \$1,662                 | \$6,428 / dwelling unit  |
| <i>Owner - Townhome</i>                          | \$0                | \$4,950                      | \$1,724                 | \$6,674 / dwelling unit  |
| <i>In TH Transit Hub Overlay Zone</i>            | \$0                | \$4,950                      | \$1,662                 | \$6,612 / dwelling unit  |
| Domestic Violence Shelter                        | \$0                | \$1,864                      | \$733                   | \$2,597 / bed            |
| Group Residential                                | \$0                | \$1,864                      | \$733                   | \$2,597 / bed            |
| Mobile Home Park                                 |                    |                              |                         |                          |
| <i>Rental</i>                                    | \$34,917           | \$4,766                      | \$2,059                 | \$41,742 / dwelling unit |
| <i>Owner</i>                                     | \$0                | \$4,950                      | \$1,724                 | \$6,674 / dwelling unit  |
| Residential Care Facility                        | \$5.30             | \$7.20                       | \$2.49                  | \$14.99 / square foot    |
| Supportive Housing                               | \$0                | \$1,864                      | \$733                   | \$2,597 / bed            |
| Transitional Housing                             | \$0                | \$1,864                      | \$733                   | \$2,597 / bed            |
| Accessory Dwelling Units (including Junior ADUs) | \$0                | \$0                          | \$0                     | \$0 / dwelling unit      |
| <b>Commercial and Institutional</b>              |                    |                              |                         |                          |
| Adult Oriented Businesses                        |                    |                              |                         |                          |
| <i>Retail</i>                                    | \$5.30             | \$2.66                       | \$6.18                  | \$14.14 / square foot    |
| <i>Performance</i>                               | \$5.30             | \$2.02                       | \$128.33                | \$135.65 / square foot   |
| Animal Care and Sales                            |                    |                              |                         |                          |
| <i>Grooming</i>                                  | \$5.30             | \$2.40                       | \$4.83                  | \$12.53 / square foot    |
| <i>Kennel/Animal Care</i>                        | \$5.30             | \$3.73                       | \$18.41                 | \$27.44 / square foot    |
| <i>Pet Stores</i>                                | \$5.30             | \$2.66                       | \$6.18                  | \$14.14 / square foot    |
| <i>Veterinary Services</i>                       | \$5.30             | \$2.40                       | \$15.65                 | \$23.35 / square foot    |
| Arts and Entertainment                           |                    |                              |                         |                          |
| <i>Gallery</i>                                   | \$5.30             | \$0.40                       | \$0.60                  | \$6.30 / square foot     |
| <i>Indoor Entertainment</i>                      | \$5.30             | \$1.60                       | \$16.30                 | \$23.20 / square foot    |
| <i>Outdoor Entertainment</i>                     | TBD                | TBD                          | TBD                     | TBD                      |
| Banks and Financial Institutions                 | \$5.30             | \$2.66                       | \$14.10                 | \$22.06 / square foot    |
| Business Services                                | \$5.30             | \$2.66                       | \$24.62                 | \$32.58 / square foot    |
| Colleges and Trade Schools                       | \$0.00             | \$2.40                       | \$8.44                  | \$10.84 / square foot    |
| Community Assembly                               | \$0.00             | \$0.65                       | \$9.10                  | \$9.75 / square foot     |
| Day Care Centers                                 | \$0.00             | \$3.73                       | \$18.41                 | \$22.14 / square foot    |
| Eating and Drinking Establishments               |                    |                              |                         |                          |
| <i>Bars/Nightclubs/Lounges</i>                   | \$5.30             | \$6.65                       | \$11.31                 | \$23.26 / square foot    |
| <i>Restaurants</i>                               |                    |                              |                         |                          |
| Quality (ITE Land Use 931)                       | \$5.30             | \$6.65                       | \$7.48                  | \$19.43 / square foot    |
| High Turnover (ITE Land Use 932)                 | \$5.30             | \$6.65                       | \$9.80                  | \$21.75 / square foot    |
| Fast Food (ITE Land Use 933)                     | \$5.30             | \$6.65                       | \$43.38                 | \$55.33 / square foot    |
| Fast Food with Drive-Thru (ITE Land Use 934)     | \$5.30             | \$6.65                       | \$54.19                 | \$66.14 / square foot    |
| <i>Mobile Food Vendors</i>                       | \$0.00             | \$0.00                       | \$0.00                  | \$0.00                   |
| Emergency Shelters                               | \$0                | \$1,864                      | \$733                   | \$2,597 / bed            |
| Funeral Homes, Mortuaries and Mausoleums         | \$5.30             | \$0.65                       | \$1.83                  | \$7.78 / square foot     |

| Use Type   | Affordable Housing | Park and Recreation Facility | Transportation Facility | TOTAL IMPACT FEES         |
|--|--------------------|------------------------------|-------------------------|---------------------------|
| Health Care  |                    |                              |                         |                           |
| <i>Clinics and Medical Offices</i>                         | \$5.30             | \$4.85                       | \$11.85                 | \$22.00 / square foot     |
| <i>Hospitals</i>   | \$5.30             | \$3.86                       | \$3.09                  | \$12.25 / square foot     |
| <i>Medical Laboratories (non research)</i>                 | \$5.30             | \$2.40                       | \$10.45                 | \$18.15 / square foot     |
| Instructional Services                                     |                    |                              |                         |                           |
| <i>Individual/ Small Group Instruction</i>                 | \$5.30             | \$0.78                       | \$3.21                  | \$9.29 / square foot      |
| <i>Group Instruction</i>                                   | \$5.30             | \$0.78                       | \$3.21                  | \$9.29 / square foot      |
| Libraries and Museums                                      |                    |                              |                         |                           |
| Libraries  | \$5.30             | \$1.86                       | \$24.23                 | \$31.39 / square foot     |
| Museums  | \$5.30             | \$0.40                       | \$0.60                  | \$6.30 / square foot      |
| Live/Work Unit   | \$5.30             | \$2.02                       |                         | \$7.32 / square foot plus |
| plus   |                    |                              | \$2,157                 | \$2,157 / unit            |
| Lodging  |                    |                              |                         |                           |
| <i>Hotels and Motels</i>                                   | \$5.30             | \$1.32                       |                         | \$6.62 / square foot plus |
| plus   |                    |                              | \$1,393                 | \$1,393 / room            |
| <i>Bed &amp; Breakfast</i>                                 | \$0.00             | \$0.00                       | \$0.00                  | \$0.00 / square foot      |
| Major Public Services                                      | \$5.30             | TBD                          | TBD                     | TBD / square foot         |
| Marina   | \$0                | \$1,331                      | \$630                   | \$1,961 / berth           |
| Motor Vehicle Sales and Services                           |                    |                              |                         |                           |
| <i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i> | \$5.30             |                              |                         | \$5.30 / square foot plus |
| plus   |                    | \$334                        | \$9,191                 | \$9,525 / stall           |
| <i>Rentals</i>   | \$5.30             | \$2.02                       | \$3.33                  | \$10.65 / square foot     |
| <i>Sales and Leasing</i>                                   | \$5.30             | \$1.74                       | \$8.69                  | \$15.73 / square foot     |
| <i>Repair and Service</i>                                  | \$5.30             | \$1.32                       | \$14.80                 | \$21.42 / square foot     |
| <i>Service Station</i>                                     | \$5.30             |                              |                         | \$5.30 / square foot plus |
| plus   |                    | \$333                        | \$9,205                 | \$9,538 / pump            |
| <i>Towing and Impounding</i>                               | \$5.30             | \$1.32                       | \$16.62                 | \$23.24 / square foot     |
| Offices  |                    |                              |                         |                           |
| <i>General/Government/Walk-In Clientele</i>                | \$5.30             | \$4.85                       | \$4.94                  | \$15.09 / square foot     |
| <i>Corporate Headquarters (ITE Land Use 714)</i>           | \$5.30             | \$4.85                       | \$4.69                  | \$14.84 / square foot     |
| Parking  | \$0.00             | \$0.00                       | \$0.00                  | \$0.00 / square foot      |
| Personal Services  | \$5.30             | \$2.66                       | \$4.83                  | \$12.79 / square foot     |
| Public Safety Facilities                                   | \$0.00             | \$2.66                       | \$4.00                  | \$6.66 / square foot      |
| Recreation   |                    |                              |                         |                           |
| <i>Gaming</i>  | \$5.30             | \$2.66                       | \$44.58                 | \$52.54 / square foot     |
| <i>All Other</i>   | \$5.30             | \$2.66                       | \$11.72                 | \$19.68 / square foot     |
| Repair Services  | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot     |
| Retail   |                    |                              |                         |                           |
| <i>Food and Beverage Sales</i>                             |                    |                              |                         |                           |
| <i>Supermarket (ITE Land Use 850)</i>                      | \$5.30             | \$2.66                       | \$14.15                 | \$22.11 / square foot     |
| <i>Convenience Market (ITE Land Use 851)</i>               | \$5.30             | \$2.66                       | \$52.18                 | \$60.14 / square foot     |
| <i>All Other</i>   | \$5.30             | \$2.66                       | \$6.18                  | \$14.14 / square foot     |
| Schools  | \$0.00             | \$1.32                       | \$3.97                  | \$5.29 / square foot      |
| Social Service Facilities                                  | \$0.00             | \$4.26                       | \$4.94                  | \$9.20 / square foot      |

| Use Type   | Affordable Housing | Park and Recreation Facility | Transportation Facility | TOTAL IMPACT FEES     |
|--|--------------------|------------------------------|-------------------------|-----------------------|
| <b>Industrial</b>                                  |                    |                              |                         |                       |
| Arts-Industrial - All                              | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Commercial Kitchens                                | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Construction and Maintenance                       | \$5.30             | \$0.92                       | \$1.06                  | \$7.28 / square foot  |
| Crematories  | \$5.30             | \$2.92                       | \$2.44                  | \$10.66 / square foot |
| Food Production and Assembly - All                 | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Hazardous Waste Facilities - All                   | \$5.30             | \$2.92                       | \$2.44                  | \$10.66 / square foot |
| Laundry and Dry Cleaning Services                  | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Manufacturing                                      |                    |                              |                         |                       |
| <i>Pharmaceutical</i>                              | \$5.30             | \$1.32                       | \$3.21                  | \$9.83 / square foot  |
| <i>Custom</i>                                      | \$5.30             | \$1.32                       | \$2.16                  | \$8.78 / square foot  |
| <i>Light</i>                                       | \$5.30             | \$1.32                       | \$3.21                  | \$9.83 / square foot  |
| <i>General</i>                                     | \$5.30             | \$1.32                       | \$2.44                  | \$9.06 / square foot  |
| <i>Heavy</i>                                       | \$5.30             | \$1.32                       | \$2.44                  | \$9.06 / square foot  |
| <i>Cannabis Manufacturing</i>                      | \$5.30             | \$1.32                       | \$3.21                  | \$9.83 / square foot  |
| Recycling Facilities - All                         | \$5.30             | \$2.92                       | \$2.44                  | \$10.66 / square foot |
| Research and Development                           | \$5.30             | \$3.34                       | \$3.55                  | \$12.19 / square foot |
| Salvage and Wrecking                               | \$5.30             | \$2.92                       | \$2.44                  | \$10.66 / square foot |
| Storage and Distribution                           |                    |                              |                         |                       |
| <i>Indoor and Outdoor</i>                          | \$5.30             | \$0.92                       | \$1.06                  | \$7.28 / square foot  |
| <i>Personal</i>                                    | \$5.30             | \$0.04                       | \$0.84                  | \$6.18 / square foot  |
| <b>Agricultural</b>                                |                    |                              |                         |                       |
| Community Gardens                                  | \$0.00             | \$0.00                       | \$0.00                  | \$0.00                |
| Indoor Agriculture                                 | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Outdoor Agriculture                                | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| Animal Husbandry                                   | \$5.30             | \$1.74                       | \$3.21                  | \$10.25 / square foot |
| <b>Communication, Transportation and Utilities</b> |                    |                              |                         |                       |
| Communication Facilities                           |                    |                              |                         |                       |
| <i>Transmission Towers</i>                         | \$0.00             | \$0.00                       | \$0.00                  | \$0.00                |
| <i>Equipment within Buildings</i>                  | \$5.30             | \$0.05                       | \$0.32                  | \$5.67 / square foot  |
| Transportation and Delivery Services               |                    |                              |                         |                       |
| <i>Bus/Rail Passenger Stations</i>                 | \$5.30             | TBD                          | TBD                     | TBD / square foot     |
| <i>Truck/Rail Freight Terminals</i>                | \$5.30             | \$1.74                       | \$2.76                  | \$9.80 / square foot  |
| <i>Human-Powered</i>                               | \$5.30             | \$0.92                       | \$1.06                  | \$7.28 / square foot  |
| <i>Light Fleet</i>                                 | \$5.30             | \$0.92                       | \$1.06                  | \$7.28 / square foot  |
| Utility Services                                   | \$5.30             | \$9.69                       | \$2.54                  | \$17.53 / square foot |