

# **City of Emeryville**

## **2023 General Plan Annual Progress Report**

Accepted by City Council on March 19, 2024

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### **Introduction**

#### **Purpose of the Annual Progress Report**

Sections 65400 and 65700 of the California Government Code require all cities and counties to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies to their legislative bodies. The progress report must be submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This report follows the Annual Progress Report Memo for Reporting Year 2022, which was not updated by the State for 2023. Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

#### **Purpose of the General Plan**

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a plan that outlines a vision for the physical development of the City. The Emeryville General Plan establishes a vision for the City’s long-term growth and enhancement and provides strategies and action items to achieve this vision.

The plan also establishes a baseline by which to determine whether development proposals and public projects are consistent with the City’s goals for the future. The plan also conveys these goals to City staff, partner agencies, developers, and the public at large, and ensures that all entities adhere to common objectives.

## Status of the Adopted Elements of the General Plan

State law requires that all general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State.

The Emeryville Housing Element is contained in a separate document which was adopted by the City Council on December 12, 2022 and certified by HCD on February 3, 2023. The Housing Element covers the eight-year period from 2023 to 2031. This is the first year reporting the new 2023-2031 (6th Cycle) Housing Element.

This report describes implementation of the current 2023-2031 Housing Element and includes building permits issued from January 1, 2023 through December 31, 2023.

The correspondence between State mandated elements and the Emeryville General Plan is illustrated in the table below.

### Correspondence between Required General Plan Elements and Emeryville General Plan

<u>Required Element</u>	<u>Emeryville General Plan</u>
Land Use	Chapter 2: Land Use
Circulation	Chapter 3: Transportation
Conservation	Chapter 6: Conservation, Safety and Noise
Open Space	Chapter 6: Conservation, Safety and Noise, and Chapter 4: Parks, Open space, and Public Facilities
Safety	Chapter 6: Conservation, Safety and Noise
Noise	Chapter 6: Conservation, Safety and Noise
Urban Design (optional)	Chapter 5: Urban Design
Sustainability (optional)	Chapter 7: Sustainability and Chapters 2-6
Housing	Separate Document

### Compliance with State Office of Planning and Research Guidelines

Emeryville's General Plan was updated in 2009 according to the State Office of Planning and Research's Guidelines and amended most recently in 2023 to maintain consistency with the Active Transportation Plan adopted in 2023.

Senate Bill (SB) 1000, adopted in 2016, requires local governments with disadvantaged communities in their planning areas to develop environmental justice policies as part of their general plans. The disadvantaged communities in Emeryville are in the East Baybridge, San Pablo Corridor and Triangle neighborhoods. Government Code section 65302(h), states that,

after 2018, cities with disadvantaged communities are required to include an environmental justice element when two or more elements are amended. The City of Emeryville has not amended two or more elements since 2018 and does not anticipate doing so.

### **Housing Successor Annual Report**

Housing successors (entities that assumed the housing assets and functions of former redevelopment agencies) must report annually on their housing activities. That report is included in this report as Appendix C.

### **Changes Needed to the General Plan**

No goals, policies, objectives, standards or other plan proposals need to be added, deleted, amended, or otherwise adjusted.

### **General Plan Amendment**

In 2023 the General Plan was amended to update maps in the Transportation Element to reflect the Active Transportation Plan (ATP) adopted on October 17, 2023.

### **Development Decisions**

Large development projects approved in 2023 include:

- The Bay Center Life Science Project was approved by the Planning Commission on August 24, 2023. This required a Conditional Use Permit and Design Review permit for a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 595-space parking garage at 6425-6455 Christie Avenue. The Research and Development building includes approximately 2,200 square feet of Community Assembly Space.
- The Planning Commission approved a request for a two-year extension of a Conditional Use Permit and Design Review permit that was approved by the Planning Commission on December 9, 2021, for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street.

Smaller development projects with entitlements approved by the Planning Division or with finalized Building Permits (temporary or completed Certificates of Occupancy) in 2023 include:

- The preliminary development plan and conditions of approval for The Promenade Center Retail/Mixed Use Project were amended to include “Commercial Recreation - Indoor Sports And Recreation” as a permitted use and language restricting hours of operation were removed to facilitate a proposed Planet Fitness gym to operate 24 hours per day, seven days per week.
- A temporary women’s shelter was approved on March 23, 2023 for the period of one year.
- 22 ADUs were entitled and four ADUs received certificates of occupancy.

Updated status of projects in 2023 that were shown in the development “pipeline” in 2022 include:

- An application was withdrawn for a Life Sciences Tower at 5850 Shellmound for which three study sessions were held in 2022.
- The building permit for the demolition of one residential unit and replacement of the structure with three new residential units at 1270 Ocean Avenue expired. A new planning application would need to be submitted and approvals obtained to move forward with this project.
- Building permits were issued on May 9, 2023, for the 90-unit Nellie Hannon Gateway affordable housing project at 3600 San Pablo Avenue.

The development projects described above, and their approval steps, are shown in the attached Development Decisions and Pending Projects table.

In addition, Planning Division staff issued 51 administrative Planning approvals in 2023, and the Building Division issued a total of 664 building permits of various types (including plumbing, electrical, mechanical, and fire).

## **General Plan Implementation**

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A, General Plan Annual Progress Report Implementation, tracks progress made on those 79 actions during the 2023 calendar year.

Of the 79 actions, the City made progress on 54 in 2023 (see the attached City of Emeryville 2023 General Plan Annual Implementation Report).

No progress was made on seven actions in 2023:

- PP-A-4 (coordinating greenway creek improvements and water features with community)
- PP-A-11 (locating a new Police Administration facility),
- PP-A-8 (work on uses for sites no longer needed by other public agencies),
- PP-A-12 (continue to operate the Community Emergency Response Team (CERT) Program),
- UD-A-10 (developing new sign regulations),
- CSN-A-5 (studying a trail at the Emeryville Crescent), and
- ST-A-7 (identifying new farmers' markets sites).

The following 18 were completed before or during 2023:

- CSN-A-6 (identify historic and cultural resources; refine significant structures ordinance),
- CSN-A-15 (update Capital Improvement Program)
- CSN-A-17 (establish conditions of approval for mechanical equipment with potential noise impacts),
- CSN-A-18 (require noise study for projects with high noise exposure),
- ST-A-2 (adopt the United Nations Environmental Accords, implement 14 actions)

- ST-A-3 (incorporate Build It Green or LEED and Bay Friendly standards in construction projects),
- ST-A-4 (follow green building and Bay Friendly Landscaping requirements in City projects),
- ST-A-5 (require public-private projects to follow green building and Bay Friendly Landscaping requirements),
- T-A-1 (prepare Quality of Service standards for all transportation modes),
- T-A-12 (urge buses to carry bicycles),
- T-A-17 (require all new development to contribute to the Emeryville Transportation Management Association),
- PP-A-1 (prepare a strategic parks master plan),
- PP-A-5 (update and implement five-year Capital Improvement Program)
- PP-A-14 (require development projects to upgrade sanitary sewer systems),
- LU-A-4 (prepare and update Design Guidelines)
- LU-A-5 (update Capital Improvements Program)
- UD-A-1 (prepare Design Guidelines), and
- UD-A-5 (update Capital Improvements Program).

Of these 18 items, four are related to the update of the Capital Improvements Program (CIP) but depending on the general plan element associated with the action (LU for Land Use; CSN for Conservation, Safety and Noise), the implementing action has a different focus (see the attached City of Emeryville 2023 General Plan Annual Implementation Report).

Notably, while some items were listed as complete last year, such as CSN-A-15 (Update the Local Hazard Mitigation Plan (LHMP)), this item is listed as incomplete for 2023 because a new planning cycle has begun for the next 5-year LHMP period.

Many items that are listed as complete, such as UD-A-1 (prepare Design Guidelines) continue to be updated, in this case, because the Design Guidelines were amended in 2023.

### **General Plan Implementation: Element Highlights**

The following sections contain some of the highlights from each element of the General Plan

#### **Land Use**

- The Planning Regulations were updated to incorporate objective standards, funded by an SB 2 Planning Grant from the State Department of Housing and Community Development.
- The City is processing its third project under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court.
- In 2023 the Design Guidelines were updated along with the Planning Regulations to address objective standards. All objective standards are now located in the Planning Regulations, and all subjective items are incorporated into the Design Guidelines.

## **Transportation**

- Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022. Construction continued in 2023 and is anticipated to be complete in 2024.
- The Pedestrian and Bicycle Plan, adopted in 2012, was replaced with the Active Transportation Plan (ATP) which was adopted in 2023. The ATP includes a pedestrian network, project priorities, programs that address safety, and is included in the CIP.
- In 2023 Emeryville staff continued to attend Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.

## **Parks, Public Facilities and Services**

- In 2023 the Davenport Park rehabilitation project grand opening was held on March 3 and the grand opening for Huchiu Park occurred on October 28.
- Amendments to the Planning Regulations in 2023 included revisions for the implementation of Objective Standards: the objective standards update clarified how to implement General Plan goals related to parks through zoning.
- Community Events in 2023 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2023, 56 children (maximum capacity) were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2023, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2022 this program increased enrollment by over 100% and in 2023 enrollment continues to exceed expectations.

## **Urban Design**

- As part of the Objective Standards revisions to the Planning Regulations that were adopted in 2023, references to area plans were revised and regulations were updated to provide clarity and help simplify implementation of area plans.
- In 2022 the Active Transportation Plan contract was amended to include a citywide wayfinding program that will include signage, public art, and gateway locations. In 2023 the wayfinding program was adopted by City Council and included in the CIP.
- In 2023 the Sherwin Williams project developer, Quarterra, in compliance with the City's Art in Public Places Ordinance, installed \$1 million of public art including a piece in the newly opened Huchiu Park and two sculptures on the expanded Emeryville Greenway and a new mural and building railing south of the South Bayfront bridge.

## **Conservation, Safety and Noise**

- In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. In addition to a change in use, the project would reuse a building listed as a Significant Structure in the Planning Regulations, add sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, the project was completed in February 2023.
- In 2023 the Emergency Operations Center (EOC) received replacements and upgrades to multi-function printing devices. On July 21, 2023, the City received \$1,497,500 for additional EOC upgrades from BioMed Realty in fulfillment of a condition of approval for their Emery Yards project, and these funds were incorporated into the City's updated CIP.
- Planning for the 2025 update to the LHMP began in 2023, including an online survey that was conducted to help inform the mitigation planning process.

## **Sustainability**

- In 2016 staff brokered green purchasing arrangements with several vendors which were renewed and strengthened in 2023, with an additional focus on foodware.
- In 2023 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed, and in electrifying transportation and new buildings. Implementation of SB 1383, the short-lived climate pollutant reduction law, took place in 2023 and is consistent with Climate Action Plan goals and policies.
- Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.

## **Housing Element Implementation**

Appendix B, the Housing Element Annual Progress Report, tabulates housing production and progress in implementing Housing Element programs. Following are highlights of the 2023 Housing Element Annual Progress Report:

### **Housing Development Applications Submitted (Table A)**

In 2023, Planning applications were received for fourteen development projects that would provide 383 new housing units through the development of thirteen Accessory Dwelling Units (ADUs) on eight different sites, 362 units at 5890, 5900 and 6150 Christie Avenue, two units at 3690 Adeline Street, two units at 6000 and 6040 Hollis Street, two units at 1047 43<sup>rd</sup> Street, one unit at 4107 Adeline Street, and one unit at 5519 Beaudry Street. Twelve units were approved, and no units were disapproved. Six project applications were still in process at the end of 2023. The approved projects include 12 above moderate-income housing units.

### **Entitlements, Building Permits, and Occupancy (Table A2)**

In 2023, planning approval was granted for thirteen projects that would provide 27 new housing units, including 22 Accessory Dwelling Units on ten different sites, an additional unit at 4107 Adeline Street, two additional units at 6000-6040 Hollis Street and two additional units at 3960 Adeline Street. The approved projects include twenty-seven above moderate-income housing units. The City issued fifteen building permits to build 118 units. 90 of those units are part of the Nellie Hannon Gateway development and 28 of the units are Accessory Dwelling Units. The permitted projects include 53 very low-income units, 36 low-income units, and 29 above moderate-income housing units. Certificates of occupancy were issued for eight projects providing 499 units. 186 units at Bayview Apartments, 306 units within two phases at The Emery project (aka Sherwin Williams Redevelopment Project), two additional units at The Bridge (aka Bridgecourt Apartments), four Accessory Dwelling Units, and an additional unit at 5534 Beaudry Street. The completed projects include 18 very low-income units, 18 low-income units, 24 moderate income units and 439 above moderate-income housing units. One of the Housing Element programs is to update the housing sites inventory; that update is attached and is discussed below.

**Regional Housing Needs Allocation Progress (Table B)**

The implementation period for the Regional Housing Needs Allocation (RHNA) is from June 30, 2022, to January 30, 2031. Since June 30, 2022, 138 dwelling units have received building permits – 8% of the RHNA (1,815 units). Of these, 53 (12% of goal) are very low-income units, 36 (24% of goal) are low-income units, and 49 (6% of goal) are above moderate-income units. Additionally, the City has made significant progress towards its extremely low-income goal by issuing 45 permits (20% of goal). This information is summarized in the chart below titled “2023 RHNA Performance.”

Table 1: 2023 RHNA Performance

Income Level	RHNA Allocation	Building Permits Issued			Need Remaining by Income	% Goal Met
		July 22 – Jan 23	Feb 23 – Dec 23	Grand Total		
Very Low	451	0	53	53	398	12%
Low	259	0	36	36	223	14%
Moderate	308	0	0	0	308	0%
Above	797	23	26	49	748	6%
<b>Total</b>	<b>1,815</b>	<b>23</b>	<b>115</b>	<b>138</b>	<b>1,677</b>	<b>8%</b>
Extremely Low	226	0	45	45	181	20%

**Sites Identified or Rezoned to Accommodate Shortfall Housing Need (Table C)**

Emeryville did not have a shortfall of housing sites, so the City did not need to identify or rezone additional sites.

### **Progress on Implementing Housing Programs (Table D)**

The 2023-2031 Housing Element’s action program includes 47 programs, many of which are ongoing City activities or will convert to on-going City activities once all action steps are taken. Three programs (C, N, and I) have action items that were complete in 2023 and will convert into ongoing programs, 22 programs (A, B, D, E, F, G, J, L, M, Q, R, S, X, FF, HH, II, OO, PP, QQ, RR, SS, and TT) have action items that were underway in 2023, 12 programs (T, U, V, W, Z, BB, DD, GG, JJ, KK, MM, and NN) are ongoing, and 10 programs (H, K, O, P, Y, AA, CC, EE, LL, and UU) have had no action taken in 2023.

### **Commercial Development Bonus Approved (Table E)**

In 2023, Emeryville did not have any commercial projects that applied for a development bonus in exchange for contributing affordable housing, so the City did not need to identify sites.

### **Units Rehabilitated, Preserve and Acquired for Alternative Adequate Sites (Table F).**

Emeryville did not have any sites that were substantially rehabilitated, preserved, or converted from non-affordable to affordable, so the City did not need to identify any sites.

### **Above Moderate-Income Units Converted to Moderate Income (Table F2).**

Emeryville did not have any existing multifamily buildings converted to deed restricted rental housing for moderate-income households, so the City did not need to identify any sites.

### **Locally Owned Lands Included in the Housing Element Sites Inventory (Table G).**

Emeryville did not dispose of any land that was identified in the Housing Element Site Inventory, so the City did not need to identify any sites.

### **Locally Owned Surplus Sites (Table H).**

Emeryville has three locally owned sites (5890, 5900 and 6150 Christie Avenue, 4300 San Pablo Avenue and 3602 Adeline Street) that have been designated Exempt Surplus Land.

Table 2: Locally Owned Surplus Land

<b>Address</b>	<b>Existing Use</b>	<b># Existing Units</b>	<b>Surplus Designation</b>	<b>Parcel Size</b>
5890, 5900 and 6150 Christie Avenue	Public Facilities	0	Exempt Surplus Land	2.22 acres
4300 San Pablo Avenue	Other	0	Exempt Surplus Land	0.47 acres
3602 Adeline Street and 1102 36 <sup>th</sup> Street	Vacant	0	Exempt Surplus Land	0.05 acres

### **Lot Splits (Table I).**

Emeryville does not have a single-family zoning district nor has it received any requests to subdivide parcels into two equal parcels for residential use, so the City did not need to identify any sites.

**Student Housing Development with a Density Bonus (Table J)**

Emeryville did not have any student housing development, so the City did not need to identify any sites.

**Tenant Preference Policy (Table K)**

Emeryville does have a local tenant preference policy, which can be found at <https://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville095.html#9-5.408>.

**LEAP Reporting Table:**

The City of Emeryville was awarded \$65,000 in Local Early Action Planning (LEAP) funds to support the development of the 2023-2031 Housing Element. The City has requested reimbursement of the full grant amount.

**Updated Site Inventory (Program JJ)**

One of the programs in the Housing Element is to “update the site inventory list on an annual basis and post it on the City’s website.” The tables below provided updated status for all of the sites included in Housing Element Tables 6-1, 6-2, and 6-3. The purpose of this update is to show progress on the projects listed in the Housing Element tables and new projects that have come up since the Housing Element was adopted. Per Program JJ, this information will be posted to the City website after it is submitted to the State.

Table 3: 2023-2031 Housing Element Site Inventory for Planned & Approved Projects

Site #	Planned & Approved Projects			Realistic Capacity						Actual Permitted						GAP
	Project Name	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
1	Baker Metal Live/Work	1265 65th St	Construction (2022)	0	0	0	0	17	17	0	0	0	0	17	17	0
2	Bayview Emeryville	6701 Shellmound St	Complete (2023)	0	8	0	0	17	186	0	8	0	0	178	186	0
3	The Emery (Bldg. C)	1450 Sherwin Ave	Complete (2023)	0	4	5	12	10	122	0	4	5	12	101	122	0
4	The Emery (Bldg. D)	1450 Sherwin Ave	Complete (2023)	0	6	13	12	15	184	0	6	13	12	153	184	0
5	65thSt Multi-unit	1225 65th St	Entitled (2022)	0	1	1	2	20	24	0	0	0	0	0	0	24

6	Nellie Hannon Gateway	3600 San Pablo Ave	Construction (2023)	29	30	30	0	1	90	29	30	30	0	1	90	0
<b>Planned &amp; Approved Project Total</b>				<b>29</b>	<b>49</b>	<b>49</b>	<b>26</b>	<b>470</b>	<b>623</b>	<b>29</b>	<b>48</b>	<b>48</b>	<b>24</b>	<b>450</b>	<b>599</b>	<b>24</b>

Table 4: 2023-2031 Housing Element Site Inventory for Vacant & Underutilized Sites

Site #	Vacant & Underutilized Sites			Site Inventory Goal						Actual Permitted						GAP
	Existing Use	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
7	Office Building	5801-5861 Christie Ave	App. Submitted (2022)	0	4	6	7	81	98	0	0	0	0	0	0	98
8	Black and White Market	4053 San Pablo Ave	No Activity	4	4	4	14	38	64	0	0	0	0	0	0	64
9	Bank of America Lot	4100 San Pablo Ave	No Activity	1	1	1	5	13	21	0	0	0	0	0	0	21
10	Former Recreation Site	4300 San Pablo Ave	Entitled (2022)	23	22	22	0	1	68	0	0	0	0	0	0	68
11	East Bay Bridge Shopping Ctr	3839 Hollis St, 3889 Emery St, 3889 San Pablo Ave	No Activity	48	48	48	176	481	801	0	0	0	0	0	0	801
12	Powel St Plaza	5701-5795 Christie Ave	No Activity	49	49	49	180	491	818	0	0	0	0	0	0	818
13	Site B	1525-1535 Powell St, 5760-5770 Shellmound	No Activity	108	108	108	107	107	538	0	0	0	0	0	0	538
14	Christie Ave Sites	5890, 5900 & 6150 Christie Ave	App. Submitted (2023)	60	60	60	60	60	300	0	0	0	0	0	0	300
15	US Spring Site	3637 Adeline St	App. Submitted (2021)	29	30	30	0	1	90	0	0	0	0	0	0	90
16	Michaels's Site	3991 Hollis St	No Activity	6	6	6	22	60	100	0	0	0	0	0	0	100
17	Decathlon Site	3938 Horton St	No Activity	4	4	4	15	41	68	0	0	0	0	0	0	68
18	Rug Depot/ Bon Motif	4056 Hubbard St,	No Activity	2	2	2	8	24	38	0	0	0	0	0	0	38

		4045 Horton St														
19	Office Building	5850 Shellmound St	App. Withdrawn (2023)	0	20	10	0	0	30	0	0	0	0	0	0	30
<b>Vacant &amp; Underutilized Sites Total</b>				<b>334</b>	<b>358</b>	<b>350</b>	<b>594</b>	<b>1,398</b>	<b>3,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,034</b>

Table 5: 2023-2031 Housing Element Site Inventory for ADUs

Accessory Dwelling Units (ADU)			Site Inventory Goal						Actual Permitted						GAP
Site #	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
NA	<b>ANTICIPATED ADU(s)</b> <i>Specific sites for ADUs are not identified in the Housing Element.</i>		0	0	10	10	10	30	0	0	0	0	28	28	2
	3631 Adeline Street	Permitted (2023)							0	0	0	0	1	1	
	5534 Beaudry Street	Permitted (2023)							0	0	0	0	2	2	
	1015 47 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	2	2	
	5517 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	5517 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	1331 40 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	1	1	
	1321 40 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	5	5	
	1231 40 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	8	8	
	1221 40 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	1	1	
	5883 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	3628 Adeline Street	Permitted (2023)							0	0	0	0	1	1	
	1063 47 <sup>th</sup> Street	Permitted (2023)							0	0	0	0	1	1	
	3995 Emery Street	Permitted (2023)							0	0	0	0	2	2	

Table 6: 2023-2031 Housing Element Site Inventory Summary Table

	Projected						Actual						GAP
	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
<b>Planned &amp; Approved Project Total</b>	29	49	49	26	470	<b>623</b>	29	48	48	24	450	<b>599</b>	24
<b>Vacant &amp; Underutilized Project Total</b>	334	358	350	594	1,398	<b>3,034</b>	0	0	0	0	0	<b>0</b>	3,034

<b>Accessory Dwelling Units Total</b>	0	0	10	10	10	<b>30</b>	0	0	0	0	28	<b>28</b>	2
<b>Total</b>	<b>363</b>	<b>407</b>	<b>409</b>	<b>630</b>	<b>1,878</b>	<b>3,687</b>	<b>29</b>	<b>48</b>	<b>48</b>	<b>24</b>	<b>478</b>	<b>627</b>	<b>3,060</b>

## **Housing Successor Annual Report**

The Housing Successor Annual Report shows that \$930,065.60 was deposited into the Low- and Moderate-Income Housing Asset fund in Fiscal Year 2022-2023. Expenditures included \$1,788,172.58 on low-income units, \$397,371.69 on very low-income units, and \$2,235,215.73 on extremely low-income units for a total of \$4,420,760.00 on affordable housing development spending. The Housing Successor is working on developing three properties, which are in the pre-development phase (3602 Adeline Street, 6150 Christie Avenue, and 5890-5900 Christie Avenue). Requests for Proposals (RFP) were issued for all three sites and a developer was selected to redevelop 5890-5900 Christie Avenue and 6150 Christie Avenue.

Attached:

Development Decisions and Pending Projects in Emeryville in 2023

Appendix A - General Plan Annual Implementation Report

Appendix B - Housing Element Annual Progress Report

Appendix C - Housing Successor Annual Report

## Development Decisions and Pending Projects in Emeryville in 2023

Project	Address	Net New Dwelling Units	Thousands sq. ft. Non-residential	Planning Application	Planning Approval	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes
<b>Projects with City Actions in 2023:</b>										
Convert Commercial to two Live/Work Units	5900 Hollis	2	0	10/13/23	12/20/23				MUR	Use Permit
Christie Ave Affordable Housing Project	5890, 5900, and 6160 Christie Ave	367	1.5	6/27/23					MUR	SB 35
Accessory Dwelling Unit	3631 Adeline St	1	0	7/27/2023	8/17/2023	8/23/2023	11/07/23		MURS	Zoning Comp.
Accessory Dwelling Unit	1015 47th St	2	0	5/1/2023	8/1/2023	8/2/2023	09/28/23		RM	Zoning Comp.
Accessory Dwelling Unit	1331 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1321 40th Street	5	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1231 40th Street	3	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1221 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	5883 Beaudry Street	1	0	04/10/23	05/12/23	05/18/23	08/17/23		RM	Zoning Comp.
Accessory Dwelling Unit	3624 Adeline	1	0	10/12/22	11/14/22	12/15/22	04/24/23		MURS	Zoning Comp.
Junior Accessory Dwelling Unit	5517 Beaudry	1	0	10/3/22	10/12/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	5517 Beaudry	1	0	8/16/22	9/9/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	1063 47th St.	1	0	5/19/22	7/19/22	8/31/22	1/6/23		RM	Zoning Comp.
Accessory Dwelling Unit	3995 Emery	2	0	4/21/22	5/19/22	6/14/22	1/3/23	8/10/2023	MUR	Finalized/CO
Bay Center Life Science Building	6425 - 75 Christie	0	210	2/2/22	8/24/23				MUN	Approved
Accessory Dwelling Unit	4300 Adeline St.	1	0	12/7/21	12/14/21	2/28/22	3/31/22	1/27/2023	RM	Finalized/CO
Accessory Dwelling Unit	1055 45th St.	1	0	9/15/21	09/24/201	10/18/21	2/9/22		RM	Withdrawn in '23
Accessory Dwelling Unit	1284 61st St.	1	0	7/29/21	8/9/21	11/14/23			RM	Zoning Comp.
Bay Street Grocery Store	5615 Bay St.	0	48.5	7/7/21	2/24/22	8/23/22	5/16/23		MUR	Plaza Construct.
Accessory Dwelling Unit	4310 Adeline	1	0	6/23/21	8/9/21	9/21/21	8/15/23		RM	Finalized/CO
Marketplace Parcel B	5950 Shellmound	0	432	4/9/21	10/27/22	10/25/23			MUR	Pavilion & Park
Emerystation Overland R&D and Parking	1580 62nd St.	0	300	3/1/21	7/19/22	9/20/23			OT	Building Ap.
Additional Unit	5534 Beaudry St.	1	0	11/28/20	04/30/21	04/29/21	07/30/21	08/03/23	RM	Finalized/CO
Two Accessory Dwelling Units	5534 Beaudry St.	2	0	11/28/20	04/30/21	04/30/21	10/19/23		RM	Expired 04/16/23
Nellie Hannon Gateway Affordable Housing	3600 San Pablo	90	4	4/6/2020	10/20/20	11/15/21	05/09/23		MUR	SB 35
Two New Units at Bridgecourt Apartments	1221 40th Street	2	0	11/12/19	2/11/20	2/14/20	6/30/20	6/21/2023	MUR	Finalized/CO
Sherwin-Williams Open space	4311 Hubbard St.	0	0	1/5/17	12/14/17	5/16/18	4/7/20	10/28/23	PO	Address Change
Sherwin-Williams (The Emery Building C)	4515 Hubbard St.	122	1	1/5/17	2/22/18	9/24/18	5/21/20	6/9/23	MUR	Address Change
Sherwin-Williams (The Emery) Building D	4610 Hubbard St.	184	0	1/5/17	2/22/18	9/24/18	4/22/20	6/26/23	MUR	Address Change
Bayview Apartments (Nady site) Residential	6701 Shellmound	186	0	11/7/14	3/24/16	7/9/20	5/28/21	12/6/23	MUR	Finalized/CO
<b>Projects with No City Actions in 2023:</b>										
Accessory Dwelling Unit	1055 43rd St.	1	0	10/26/22	11/14/22	11/14/22			RM	Zoning Comp.
Accessory Dwelling Unit	1251 1/2 63rd St.	1	0	8/12/22	9/8/22	10/11/22			RM	Zoning Comp.
5801 & 5861 Christie Avenue Project	5801 Christie	98	464	1/3/22					MUR	Application
Duplex Conversion	1291 55th St.	1	0	9/7/21	1/27/22	6/30/22			RM	Approved
Four-Unit Replacement	1271 64th St.	0	0	6/23/21	12/21/21	3/3/22			RM	Approved
Life Sciences Tower	5850 Shellmound	30	388	5/10/21					MUR	Withdrawn in '23
Marketplace Parcel A Shellmound site	5900 Shellmound	167	14	4/9/21	10/27/22	12/21/22			MUR	Parking
Demo/Rebuild Two Units	1270 64th Street	0	0	12/16/20	12/21/21	06/08/22	10/13/22		RM	Construction
Two Accessory Dwelling Units	1017 47th Street	2	0	11/20/20	03/05/21	03/12/21	06/22/21		RM	Expired 02/15/23
Accessory Dwelling Unit	4210 Adeline	1	0	6/18/20	8/11/20	10/23/20	3/31/21		RM	
Two Accessory Dwelling Units	1203 54th Street	2	0	6/5/20	8/11/20	12/14/21	09/14/22		RM	Expired 03/13/23
Accessory Dwelling Unit	1026 47th Street	1	0	1/21/20	2/20/20				RM	Zoning Comp.
Emeryville Center of Innovation- B2	5300 Chiron Way	0	261.3	10/23/19	2/25/21	12/6/21	9/15/22		OT	Superstructure
Emeryville Center of Innovation- B8A	5300 Chiron Way	0	221	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B8B	5300 Chiron Way	0	129.5	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B14	5300 Chiron Way	0	parking	10/23/19	2/25/21	11/24/21	9/26/22		OT	Superstructure
Oceanview Townhomes - 3 replacing 1	1270 Ocean	2	0	5/2/16	7/24/18	4/9/19	7/23/21		RM	Expired 08/09/23
Multi-Unit Residential	1225 65th St.	24	0	2/2/15	12/9/21				RMH	Extension in '22
Baker Metal Live/Work	1265 65th	17	1	8/10/07	8/27/09	12/1/09	8/3/22		RMH	Foundation

\* General Plan Land Uses: OT Office/Technology, P Public, PO Park/Open Space, MUR Mixed Use with Residential, MUN Mixed Use with Non Residential, RH High Density Residential, RMH Medium-High Density Residential, RM Medium-Density Residential