

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 12/05/22

#	Project Manager	Name/Brief Description	Address	Project Number(s)	Project Description	Application Status	Next Steps	Major Project? (yes/no)	Application Date	Last Update	Public Hearings (Estimated)
Column1	Column13	Column2	Column3	Column4	Column5	Column6	Column9	Column11	Column12	Column122	Column14
1	<u>Cesar Orozco</u>	Gas Station Renovation	2601 Springs Road	UP20-0009 SD20-0015 ME20-0009 SP20-0040	Remodel gas station / convenience store; increase sign area by 25 percent	3. Approved 6/21/2021 Awaiting Building Permit submittal	building Permit Phase	yes	9/8/20	6/21/21	PC: 6/21/2021
2	<u>Cesar Orozco</u>	La Tapatia Market Site improvements	601 Broadway	SD20-0007 LLA20-0004 ME20-0008	Site Improvements; 8,612 square foot addition; 21 new parking spaces; facade improvements	3. Approved 9/17/2021 Building Permit Submitted - Plan Check	Complete Lot Line Adjustment prior to building permit issuance	yes	7/23/20	12/22/21	None
3	<u>Cesar Orozco</u>	Downtown Mixed-Use Building Rebuild/Remodel	436-438 Georgia St.	PD20-0004	Mixed-use rebuild/remodel of two existing buildings in Downtown Vallejo.	1. Incomplete	Applicant indicated that revised plans are forthcoming per phone call on 5/28/20. Emailed and Called applicant about new zoning code.	yes	2/6/20	5/28/21	None
4	<u>Cesar Orozco</u>	Child Care Center	1701 Broadway	UP20-0004 & SP20-0017	Child Care Center for 94 children	3. Approved 12/7/2020 Building Permit Issued	Building Permit Phase	yes	6/9/20	12/7/20	PC: 12/7/20: Approved 4-0 Vote
5	<u>Cesar Orozco</u>	7-11 w/gas station and car wash	3603 Sonoma Boulevard	PD20-0001 LR20-0001 SP20-0004	Demo existing Exxon Gas station and re construct a 7-11 with a six pump gas station, a car wash and a 24-hour convenience store.	3. Approved 1/28/2021	building Permit Phase	yes	1/24/19	1/8/21	None
6	<u>Cesar Orozco</u>	7-11 w/gas station	1300 Sonoma Blvd.	PD18-0006 ME18-0004 MUP18-0002	Demolition of existing gas station and convenience store; construct new 7-11 and gas station canopy/pumps	3. Approved 7/11/19 Building Permit Issued	Building Permit Phase.	yes	4/16/18	7/11/19	
7	<u>Gilian Hayes</u>	Mariner's Cove (a.k.a. Northern Waterfront, Parcel A)	Mare Island Way/Harbor Way	PD19-0008	175 single-family dwellings	1. Complete	DDA amendment and PIA required prior to conveyance; Project complete.	yes	5/2/22	9/7/22	DRB/PC:
8	<u>Cesar Orozco</u>	Concrete batch Plant	1888 Broadway St.	SD19-0004	Upgrading concrete batch plant	2. Complete	Health Risk Assesment kicked off on 11/9.	yes	2/7/19	12/12/22	coninued to date uncertain
9	Cesar Orozco	New Single-Family Residence in St. Vincent's Historic District	729 Santa Clara Street	COA20-0023 SD21-0001 ME21-0001	Establish a new single-family residence on a vacant site within the St. Vincent's Historic District. Reduce garage setback to 15 feet	3. Approved Building Permit Submitted - Plan Check	Approved; building permits.	Yes	1/4/2021	7/27/2021	AHLC: 6/17/2021

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10	Cesar Orozco	Digital Billboard	740 Coach Lane	CTA21-0003 DA21-0002 DVR21-0006 SP21-0028 UP21-0008	Construct a new Digital Billboard along I-80. Code text amendment and development agreement	1. Incomplete	Applicant needs to respond to Incompleteness Letter	Yes	9/28/21	1/27/22	PC: TBD CC:TBD
11	Cesar Orozco	Solar/Carports	100 Hospital Drive	DVR21-0020 DR21-0004	33,697 square feet Carport/Solar. A total of 40 trees will be removed.	Approved by DRB: 3/10/2022 Director: 4/25/2022 Building Permit issued.	Building Permit Issued	Yes	12/21/2021	4/25/2022	DRB
12	Cesar Orozco	418 Multi-Family	5180 Sonoma Blvd.	DVR21-0021 DR21-0005 LR21-0009"	Multi-Family Apartment project providing 418 units within 10 buildings with a clubhouse and leasing building.	Complete	IS/MND has kicked off. Draft project description has been reviewed and sent to consultant.	Yes	12/21/21	9/6/22	DRB:2022 PC: 2022
13	Cesar Orozco	Waterstone Phase 2A/2B	APN:0082-010-260	DVR22-0002	185 single-family homes for Waterstone Phase 2A/2B	Approved - 6/22/2022 Building Permits Submitted - Plan Checks Model Homes permits issued.		Yes	1/4/22	6/22/22	N/A Director approval
14	Cesar Orozco	Mixed-Use Development	148 East Lincoln Road	GPA22-0001 DR22-0001 EXC22-005 DVR22-0008 TM22-0002 LR22-0001	Mix-Use Development; subdivide parcel into 24 parcels, condo. map with 21 attached homes, parcel 23 will be a dispensary, parcel 24 will remain vacant. General Plan Map Amendment because existing general plan does not allow residential.	Incomplete - 12/12/2022	Project deemed incomplete; awaiting resubmittal	Yes	1/20/2022	12/12/2022	DRB:TBD PC: TBD CC: TBD
15	Cesar Orozco	Permanent Supportive Housing	APN: 0067-140-150	APN: 0067-140-150	permanent supportive housing for 47 individuals and provide various on-site services for people experiencing homelessness.	Completed Building Permit Issued for Retaining wall Awaiting for Building Permit Submittal		Yes	1/31/22	9/7/22	
16	Christina Ratcliffe	Vista La Terraza/Attached Residential	Springs Rd./Eucalyptus Dr.	TM17-0003 PD18-0007	Withdraw current TM/PDA applications; complete original project with approx. 28 sf cluster homes	1. Incomplete	Project restarting	yes	9/13/22	9/7/22	TBD

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17	Gillian	Blue Rock Springs	655 Columbus Pkwy.	PR19-0002	500-600 lot residential subdivision & 18-hole golf course	Formal Prelim. Review		Execute PSA, file for entitlements and EIR; discussing w/developer and County soon	Syar opposition; ballot initiative in Nov. 2022 for GPA to change golf course to residential; need to amend ENA dates; mtg. with neighbors and Syar soon. 12/2/2020 Update: Extending ENA dates by TBD months due to Pandemic, etc. CC 4/13 to extend ENA: 1 year CC auth ENA extension to April 22, 2022. 10/4/21: 3-4 month update info to CC	1/8/2019	
18	John Dacey	30-unit Multi-Family Development with 2 VLI units for Density Bonus	78 Springs Rd	DR21-0001 DVR21-0010 LR21-0005	Project consists of 30 multifamily dwelling units with two very low income units in an existing shopping center	1. Incomplete	Awaiting supportive findings for requested concessions and waivers of development standards	yes	10/19/21	12/13/22	DRB: TBD
19	John Dacey	Vallejo Corners Facade Improvement	908 Admiral Callaghan	DVR21-0011	facade improvements on existing shopping center	3. Approved 06/15/2022 Building Permit Submitted - Plan	Approved, Building Permit Phase	yes	11/18/21	9/6/22	N/A
20	Elena Barragan	McDonald's Facade and Drive-Thru	5210 Sonoma Blvd	SD21-0024	McDonalds drive thru	incomplete	awaiting resubmittal	yes	7/19/21	9/6/22	
21	Christina Ratcliffe	Mare Island Brewing Co.	289 Mare Island Way	AP21-0015	Permanent outdoor dining for Mare Island Brewing Co.	1. Incomplete	Working with BCDC	Yes	6/9/21	1/3/22	N/A
22	Margaret Kavanaugh-Lynch	Oakwood Apartments	Sonoma Boulevard and Magazine Street (APN: 0061-160-210)	ER19-0002 SD20-0003 UP20-0005 ME20-0003 LR20-0002 PR19-0005	Apartment complex with 132 units, a rental office and clubhouse, and cabana.	3. Approved 6/29/21	Construction Phase	yes	6/10/20	2/7/22	CC: 6/29/21
23	Margaret Kavanaugh-Lynch	Federal Building Event Center	823 Marin Street	UP18-0002	Establishment of an event center	1. Incomplete 7/24/21	Applicant is working with an architect to establish occupancy and avoid having to make any physical changes to the landmark building. Considering the construction of half walls to divide the floor plan by occupancy.	yes	2/18/18	9/7/22	PC: TBD
24	Margaret Kavanaugh-Lynch	Sacramento Street Affordable Housing	2118 and 2134-36 Sacramento Street	SD19-0017	75 supportive housing units for formerly homeless persons	3. Approved 10/29/19	Construction Phase	yes	7/16/19	9/7/22	N/A (staff level)
25	Margaret Kavanaugh-Lynch	Fairgrounds Self Storage	384 Fairgrounds Drive	SD19-0008	Self-storage facility (includes a Variance request because the project provides 14 of the required 55 parking spaces).	3. Approved 5/18/20	Grading Phase and Building Permit Phase	yes	4/24/19	4/21/21	PC: 5/18/20

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26	Christina Ratcliffe	Napa Smith Brewery	101 Yolano Drive	AP20-0031	Permanent outdoor seating in the parking lot.	1. Incomplete 12/17/20	PSA letter issued 12/17/20. The applicant is working with an architect to prepare plans.	No.	11/18/20	1/4/22	N/A (staff level)
27	Margaret Kavanaugh-Lynch	Touro Student Housing/Academic Bldg.	1310 Club Dr.	COA18-0025	Demolish south wing of historic hospital, construct new 204-bed student housing and 60,000 sf academic bldg.	Approved	Approved, Building Permit Phase	yes	43369	44321	TBD (On Hold)
28	Margaret Kavanaugh-Lynch	Pet Smart	952 Admiral Callaghan Lane	SD21-0023	Facade remodel of an existing storefront in the Target Center.	3. Approved 8/6/21	Building Permit Phase.	Yes	6/23/21	8/2/21	N/A
29	Margaret Kavanaugh-Lynch	VMT/Sperry Mill Interim Uses	790-800 Derr St.	SD20-0020	Temporary vehicle & equipment parking; maintenance & repair of automotive heavy equipment; temporary construction storage; minor building materials assembly	1. Incomplete/ Under Review	Site visit in August	yes	5/21/21	9/7/22	PC: TBD
30	Margaret Kavanaugh-Lynch	Truett Hall Renovation	251 Moore Street	COA21-0001	Construct a new exterior stairway and replace windows on historic structure.	Under Review	Approved, Building Permit Phase	Yes	7/29/21	9/7/22	Nov-22
31	Margaret Kavanaugh-Lynch	La Quinta Inn & Suites	Vacant lot on Sonoma Blvd. near Mini Drive (APN 0067-140-070)	SD20-0010 PM20-0002	New 4-story, 96-room hotel with 99 parking spaces on middle parcel	1. Incomplete	Project resubmitted in July of 2022. Staff continues to meeting with development team to discuss the issues in the completeness letter and frontage improvements	yes	8/24/20	12/12/22	TBD
32	Margaret Kavanaugh-Lynch	Borges Ranch Residential Subdivision	112 Golden Gate Terrace	PD19-0003 TM19-0001 ZMA19-0002	408-lot subdivision w/319 SFDs, 88 duplexes, and 1 retail parcel	1. Incomplete	Environmental review in progress; applicant needs to address several incomplete items	yes	4/26/19	9/7/22	PC: TBD Council: TBD
33	Margaret Kavanaugh-Lynch	Fairview at Northgate (Costco)	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property)	PD17-0007 TM17-0002 ZMA17-0001 UP18-0007	153k sq. ft. Costco, 4 retail pads, 178 small-lot SFDs	3. Approved 6/9/20	Getting ready to submit grading plans for COSTCO	yes	8/28/17	9/7/22	
34	Margaret Kavanaugh-Lynch	Sandy Beach 60-unit apartment complex	3.4 acre vacant lot	UP21-0004, LR21-003	The proposed 60-unit program consists of four rental apartment buildings, one owner/manager residence building, and one Leasing/amenity building.	1. Incomplete	Due to new Code, substantial redesign will be needed. 7/30 /21 applicant requested hold on project and refund on CEQA	Yes	3/11/21	9/7/22	TBD
35	Margaret Kavanaugh-Lynch	Solano Ranch Mixed-Use Project	Columbus Pkwy. at Admiral Callaghan Ln. (Lee Property; 0182-020-010, 020 and 080)	PD21-01, ME21-01, LR21-01, CTA21-01, GPA20-01, SP21-001	Mixed-use development on vacant 32-acre site at the intersection of Columbus Pkwy. and Admiral Callaghan Ln. Project includes 264 apartment units, a 4-story hotel with 100 rooms, 4 commercial buildings totaling 32,140 sq. ft.	1.Incomplete		yes	12/23/2020	12/12/22	DRB/PC/CC
36	Margaret Kavanaugh-Lynch	Building N-H Demolition	690 Walnut Ave.	COA19-0016	Demolition of Building N-H on Mare Island; feasibility analysis submitted; requires a Unit Plan for a replacement project	4. On Hold	On hold	yes	6/28/19	9/7/22	TBD (On Hold)
37	Margaret Kavanaugh-Lynch	Superior Self Storage Project	112 Admiral Callaghan	SD21-008,UP21-003,VAR21-001,LR21-002	The project consists of a 649 unit mini storage facility with an associated office. There is also a historic building on the site. Project site: 2.99 ac.	incomplete	Project not determined to be complete before new Code. Staff is working with development team to determine next steps. Inc. Project on hold per applicant	yes	2/22/21	9/7/22	PC:TBD

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38	John Dacey	Sive Below Facade Remodel	129 Plaza Dr	DVR21-0015	Facade remodel for a new store in Gateway Plaza	3. Approved 06/09/2022 Building Permit Submitted - Plan Check	Building Permit Phase.	yes	44537 /		N/A (staff level)
39	Christina Ratcliffe	149.1-acre Solano Cou	Solano 360	PR22-0005	Preliminary review for Solano 360	Completed	TPRC 4/7/22	yes	3/5/22	/	N/A
40	John Dacey	Park Place Multi-Family Residential Preliminary Review	4300 Sonoma Blvd	PR22-0008	Eight Three-Story Apartment Buildings totaling 288 Units	Completed	Preliminary review letter sent 08/11/2022	Yes	4/11/22	9/6/22	TPRC: 5/26/2022
41	John Dacey	Chick Fil A Restaurant with Drive Thru	Sonoma Blvd South of Mini Drive	UP22-0005; DR22-0007; DVR22-0013	A new commercial building with drive thru	Incomplete	New Parcel Map for all Northern Gateway projects received on 11/30/2022. set for 3rd TPRC on	yes	4/26/22	9/6/22	DRB, PC: TBD
42	John Dacey	Panda Express Restaurant with Drive Thru	4301 Sonoma Blvd	UP22-0004; DR22-0006; DVR22-0012; PD22-0001	A new commercial building with drive thru	Incomplete	Resubmittal received on 12/1/2022, set for 3rd TPRC on 12/22/22	yes	4/14/22	9/6/22	DRB, PC, CC: TBD
43	Cesar Orozco	127 Multi-family / Density Bonus project	480 Fairgrounds Drive	DVR22-0015 LR22-0004	127-unit mult-family density bonus project	CURRENTLY REVIEWING	Project Resubmitted and routed to other divisions. Meeting with MKL, CR and LZ on 12/14/2022 to review project.	Yes	4/28/22	12/2/22	DRB: TBD PC: TBD
44	Cesar Orozco	Dutch Bros	1598 Fairgrounds Drive	UP22-0006 DVR22-0016 EXC22-0002 LR22-0005 ZC22-0035	New 950 square-foot Dutch Bros with two drive-thru	CURRENTLY REVIEWING	Applicant needs to submit for a Design Review Permit (no DRB less than 5,000 square feet)	Yes	5/2/22	12/13/22	PC: TBD
45	Cesar Orozco	Liquor Store Relocation	2168 Springs Road	UP22-0007	Relocating an existing liquor store to a new tenant space in a new parcel.	Incomplete	Address incompleteness items and resubmit	Yes	6/28/22	7/7/22	PC:TBD
46	Cesar Orozco	Spanos Housing Project	APN:0067-140-200	PR22-0010	Preliminary review for 202 multi-family residential project	Complete	Project deemed incomplete on 10/14/2022: Awaiting resubmittal	Yes	6/15/22	7/14/22	
47	Cesar Orozco	Co. Op. Grocery Store and nine residential units	600 Cherry Street	PR22-0013	Density bonus project with a co. op grocery store, nine affordable housing units, a commercial kitchen and cafe and deli.	Completed	Awaiting formal submittal.	Yes	7/7/22	7/28/22	
48	Cesar Orozco	Waterfront Commercial	913 Wilson Avenue	DVR22-0019 DR22-0008 LR22-0006	2,020 square-foot sales office with two tiny home park model RVs on cement pads for sales offices.	CURRENTLY REVIEWING	Project resubmitted on 9/19/2022. Routed to other divisions for review PSA Deadline: 10/19/2022	Yes	5/19/22	9/19/22	
49	Cesar Orozco	28-unit condo project	1535 Broadway	DVR22-0034 DR22-0009 LR22-0007 TM22-0003 ZC22-0082	28-unit condo project on a 53,143 square-foot parcel. Each unit will have two bedrooms and 2 bathrooms. A total of 47 off-street parking spaces will be provided.	Complete	Sign contracts and reimbursement agreement.	Yes	8/31/22	12/9/22	DRB: TBD PC: TBD
50	John Dacey	14 affordable residential units	1140 5th St	PR22-0012	Density bonus project with 14 affordable housing units, meeting spaces	Complete	Drafting Preliminary Letter for review	Yes	7/19/22	9/6/22	

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51	John Dacey	Charter School	241 Georgia St	UP22-0008	New Charter School in existing commercial building located Downtown. 34,819 square feet	Incomplete	Resubmittal of incompleteness items, completion of traffic study	Yes	7/7/22	9/6/22	PC: TBD
52	Elena Barragan	Minor Use Permit, Used Auto Sales	1901 Springs Road	MUP22-0010	Minor Use Permit to establish a used car auto sales at 1901 Springs road in the Neighborhood Mixed Use Zone District.	Incomplete	Project determined to be incomplete, Staff awaiting resubmittal	Yes	8/24/22	12/21/22	Permit is at Staff level unless Director makes determination to have this reviewed
53	Cesar Orozco	202 mult-family residential	APN:0067-140-200	DVR22-0036 DR22-0010 EXC22-0006 LR22-0008 VAR22-0004	The project consists of 202 multi-family residential units spread throughout six different building as well as a stand-alone community clubhouse. Refer to project description for additional information.	Currently Reviewing	Project deemed incomplete on 10/14/2022: Awaiting resubmittal	Yes	9/16/22	12/12/22	DRB: TBD PC: TBD
54	Cesar Orozco	Yolano Plaza - three options	APN:0051-250-640	PR22-0015	Preliminary Review for three different options at the Yolano Plaza. The options are: self storage, residential and parking.	Complete	Awaiting for formal submittal	No	9/13/22	10/3/22	
55	Cesar Orozco	BlueWave Carwash	4375 Sonoma Blvd APN:0051250460	PR22-0016	Preliminary Review for a 3,512 square-foot Express Carwash	Complete	Preliminary Letter being reviewed		no	12/9/22	TPRC: 11/10/2022
56	John Dacey	Vista Cove Conceptual Land Use	Shady Lane; APN 0079-120-100	DVR22-0048	SB330 Preliminary Review for a 51 detached SFD project	In Review	SB330 submittal under review	Yes	no	12/9/22	TPRC: 11/10/2022
57	John Dacey	Vista Cove Conceptual Land Use SB330 Prelim Review	0079-120-100	DVR22-0048	51 Single-Family Dwelling residential units	Under Review	SB330 submittal under review	Yes			