

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 7/9/26

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Last Update	Public Hearings (Estimated)	Project Manager
Commercial	Liquor Store Relocation	Roberto Cortez - Monarch Engineers	2168 Springs Road (APN:0069-175-240)	1	UP22-0007 VAR24-0001 LR24-0013 EXC24-0006	Relocating an existing liquor store to a new tenant space in a new parcel.	N/A	Approved	2/25/24	PC:12/18/24 (Approved) CC: 2/25/25 (Approved on Appeal)	Cesar Orozco
Commercial	Raising Canes	Raising Cane's Restaruant , LLC	Admiral Callaghan Ln & Turner Parkway (APN:0081-490-010)	1	MJP24-0001 DVR24-0007 DR24-0004 LR24-0007 ZC24-0021 ZC24-0022 ZC24-0023	New 2,691 square-foot restaurant with an attached 708 square-foot covered patio area, a 735 square-foot drive-through canopy for double drive-through lanes, and a 525 square-foot trash enclosure, 1,456 square feet of new landscaping, a new trash enclosure, new lighting throughout, American Disabilities Act (ADA) paths from the parking lot to the building entry points, three short-term bicycle parking racks, and a total of 21 off-street parking spaces	4,659 square feet	Approved Under Construction	10/7/24	PC: 9/4/2024 (Approved)	Cesar Orozco
Commercial	Sky Zone	Ryan Bickings	105 Plaza Drive #107 (APN:0081-570-120)	1	MJP24-0004	The proposed project consist of an indoor playground and tampoline park within an existing vacant tenant space. The	N/A	Approved Completed and Open	1/27/25	PC: 3/3/25 (Approved)	Robby Thacker
Commercial	Fairview at Northgate Tentative Map	Kier + Wright	Corner of Admiral Callaghan Lane and Turner Parkway	1	TM24-0003	Original parcel map subdivided the site into three parcels. Costco, retail and residential parcel. Tentative Map to subdivide retail parcel number two into three parcels.	N/A	Approved - 2/18/2026	8/5/24	PC: 2/18/26	Robert Busick
Commercial	Master Sign Program	Arrow Sign Company	1176 Admiral Callaghan Lane	1	PLN25-0099	The project consists of a Master Sign Program and a Variance to install a 20-foot pylon sign and a 10-foot monument signs.	N/A	Complete	7/9/26	PC:9/9/26 (Tentativley)	Cesar Orozco
Mixed Use	Fairview at Northgate (Costco)	Vallejo-Fairview Developers, LLC	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	PR22-0018 PD17-0007 TM17-0002 ZMA17-0001 UP18-0007	153k sq. ft. Costco, 4 retail pads, 178 small-lot SFDs (proposed amendment to develop a 157,417 sq. ft. Costco, modifications to stormwater features, the layout of gas station aisles/pumps, and changes to building pad elevations)	179,688 square feet 178 single-family	Under Construction	5/6/24	CC:6/9/2020 (Approved)	Cesar Orozco
Mixed Use	Solano Ranch Mixed-Use Project	Vincent Butler - Lake Street Ventures	Columbus Pkwy. at Admiral Callaghan Ln. (APN:0182-020-010, -020 and -080)	1	PD21-0001 ME21-0001 LR21-0001 CTA21-0001 GPA20-0001 SP21-0001	Mixed-use development on vacant 32-acre site at the intersection of Columbus Pkwy. and Admiral Callaghan Ln. The project includes 264 apartment units, 4 commercial buildings totaling 32,725 sq. ft., 11 acres of wetland/open space	32,725 square feet 264 multi-units	Hold - by applicant	5/6/24	DRB: June 13 PC: TBD	Robby Thacker

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Mixed Use	149.1-acre Solano County Fairgrounds site	Solano County	Solano 360	1	PR22-0005	Preliminary review for Solano 360		Preliminary Review	/	N/A	Cesar Orozco
Residential	Blue Rock Springs	Greg Norman Company	655 Columbus Pkwy.	1	PR19-0002	500-600 lot residential subdivision & 18-hole golf course	600-units	Preliminary Review	5/6/2024	N/A	Gillian Hayes
Residential	Fairview at Northgate Housing	Vallejo-Fairview Developers, LLC	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	TM24-0002 DVR24-0021 DR24-0008 LR24-0015 PD24-0002	Fairview at Northgate - Residential Amendment - The project consist of amending the residential component of the the Fairview at Northgate Master Plan. The proposal consists of a total of 245-units; 119 detached single-family residences and 126 cluster type single-family detached homes. The area includes a neighborhood park, linear apark and dog park.	245-units	Approved - 6/9/2026	7/9/26	PC: 4/20/2026 (Recommended to PC) CC: 6/9/2026	Cesar Orozco
Commercial	Snior Living	David Hullbert	110 Admiral Callaghan Lane (APN:0069-052-070)	1	PLN26-0093	The project consists of a Preliminary Review for a potential development of 114,050 square-foot senior living and memory care facility with 123 units	123 units	Under Review	7/2/26	N/A	Cesar Orozco
Commercial	La Quinta Inn & Suites	Dynamic Hospitality, LLC	Vacant lot on Sonoma Blvd. near Mini Drive (APN: 0067-140-070)	2	SD20-0010 PM20-0002 DR24-0014 LR24-0003 PM20-0002	Approximately 49,741-square-foot, four-story hotel, which would include 96 guest rooms and onsite guest amenities, including an outdoor swimming pool, fitness room, bar, a dining room and community gathering areas	49,741 square feet	Withdrawn	8/5/24	N/A	Robby Thacker
Commercial	Chick Fil A	LRG Investors JSR, LLC - Ryan Nickleson	Sonoma Blvd South of Mini Drive (APN:0067-140-200)	2	UP22-0005 DR22-0007 DVR22-0013 DR22-0007 LR22-0003	A new 4,947 square-foot restaurant with three drive-through lanes with onsite improvements including 16,331 square feet of new landscaping, a new trash enclosure, new lighting throughout the site, American Disabilities Act (ADA) paths from the parking lot, six short-term bicycle parking racks, four long-term bicycle parking storage spaces and a total of 81 off-street parking spaces.	4,997 square feet	Approved Under Construction	10/7/24	PC:11/13/23 (APPROVED)	Cesar Orozco

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Commercial	Surf Thru Carwash	Ramirez Land Planning	Vacant lot on Sonoma Blvd. near Mini Drive (APN: 0067-140-070)	2	PLN25-0054	The project consists of a Minor Use Permit, Development Review, Design Review, Landscape Review, Parcel Map and Sign Permit for the subdivision of a 10.86-acre parcel into two parcels. Parcel 1 will be 1-acre with a 5,073 square-foot carwash, 1,242 square-foot carwash canopy, 3,994 square-foot solar vacuum canopies.	10,309 square feet	Complete	2/4/26	PC: TBD	Robby Thacker
Industrial	Recology - Process of Solid Waste	Recology Vallejo	2021 Broadway (APN:0067-150-260)	2	PLN25-0230	The proposed project is an application for a Major Use Permit to allow the receipt, processing, and transfer of Municipal Solid Waste (MSW). Vehicles delivering MSW to the site would enter through the main driveway and tip the material on the floor of the existing recycling building. MSW would either be processed, mechanically or by hand, to recover recyclable materials, or placed in transfer trucks for transport and disposal at a permitted disposal facility or landfill. All MSW handling would occur inside the building. The proposed project would not increase or change the hazardous materials, including BOPA and e-waste, that are currently processed at the Facility.	N/A	Complete	6/18/26	PC: TBD	Donna Baarsch
Industrial	Expansion of Truck Facility	Kevin Pressey	1660 Lewis Brown Drive (APN:0067-160-170)	2	PLN26-0094	Project consists of a Minor Use Permit, Development Review, Design Review and Landscape Review to modify existing truck terminal to expand the existing number of loading docks, and construct a new 2,000-sq.ft. office building, and new 1,700-sq.ft. maintenance building. Also includes new biotreatment swale and new truck scale.	N/A	Under Review	7/9/26	N/A	Robby Thacker
Residential	Gateway Apartments	Russell Square Consulting, LLC	5180 Sonoma Blvd (APN:0067-150-280)	2	DVR21-0021 DR21-0005 LR21-0009	Project Consists demolition of an existing vacant commercial building and construction of 343 dwelling units distributed across 9 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle racks and a total of 698 new off-street parking spaces.	343-units	Approved	12/11/23	PC: 11/6/2023 (Approved)	Cesar Orozco
Residential	Permanent Supportive Housing	Taryn Sandulyak - Firm Foundation	2441 Broadway (APN: 0067-140-150)	2	DVR22-0022	Permanent supportive housing for 47 individuals and provide various on-site services for people experiencing homelessness.	47-units	Completed - Open for Buisness	4/25/23	N/A	Cesar Orozco

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Residential	Bordges Ranch	Braxton Warren	0068-570-100	2	PR24-0005	Preliminary Review for a 418-unit subdivision with affordable housing	418-units	Preliminary Review	10/7/24	N/A	Cesar Orozco
Residential	Jamella Court Subdivision	Blueacres, LLC	Jamella Court (APN:0068-580-120)	2	PLN25-0043	Preliminary review for 22 detached single-family residences on a previously recorded tentative map	22-units	Preliminary Review	4/17/25	TPRC: 4/17/25	Robby Thacker
Residential	Borges Ranch (Formal Submittal)	Allen Warren	Vacant Site off Borges Lane (APN:0068-570-010, -020, -030, -040, -050, -060, -070, -080, -090, and -100)	2	PLN25-0089	The project consists of a Tentative Map, Development Review, Design Review, Hillside Development, and Landscape Review to subdivide a 122-acre parcel into 398 residential lots, including 68 deed restricted affordable units, open space and a community park.	395-units	Complete - Environmental Review Underway	7/9/26	DRB: TBD PC: TBD	Cesar Orozco
Residential	Fairgrounds Multi-Family	Jason Choo - Fairgrounds Drive Retail, LLC	1700 Fairgrounds Drive (APN:0068-131-120)	2	DVR23-0025	The project consists of a Multi-family residential development involving 42 apartment units on a 0.94-acre parcel of land. The project is a "by right project" filed pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4: Ministerial approval of infill affordable housing projects). The project also allocates 10 percent or five units for Low Income (50 to 80 percent of Area Median Income).	42-units	Approved - 3/19/24 (Ministerial)		N/A	Cesar Orozco
Residential	Waterstone Phase 2A/2B	Tri Pointe Homes	APN:0082-010-260	3	DVR22-0002	185 single-family homes for Waterstone Phase 2A/2B	185-units (Market Rate)	Under Construction	12/4/23	N/A	Cesar Orozco
Residential	Vista Cove	Adam Smith - Sancerra LLC.	NE corner Shady Ln and Wildflower St. APN: 0079-171-170	3	DVR23-0017 DR23-0006 LR23-0002 MUP23-0010 TM23-0001 PD24-0001	Proposed development for 51 single-family dwelling units.	51-units	Approved - 3/24/2026	8/1/24	DRB: July 10, 2025 (Recommended to PC) PC: January 21, 2026 (Recommended to CC) CC: March 24, 2026	Cesar Orozco
Residential	Vista La Terraza	Caleb Esborg - MDC Builders, Inc.	1390 Eucalyptus Drive	3	SB24-0002	SB330 application for 15 market rate units	15-units	Preliminary Review		N/A	Laura Solomon

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Commercial	All Soul's Cemetery	Scott F. Miller	550 Glen Cove Road (APN:0079-120-260)	3	PLN25-0217	The project consists of a new 26,509 square foot building to function as a combined funeral home, funeral service, and office building for the All Souls Cemetery. The proposed building is located near the southeast corner of the cemetery parcel close to I-780 and includes a surface parking lot with surrounding landscape improvements, as well as one additional access driveway along Benicia Road. A Zoning Code Text Amendment to Table 16.301-A within Vallejo Municipal Code is required to permit funeral and interment services within the Public and Semi-Public (PS) zoning district. A Major Use Permit is required for operation of a cemetery within the PS zoning district.	26,509 square feet	Incomplete	11/20/25	DRB: TBD PC: TBD CC: TBD	Robert Busick
Commercial	Federal Building Event Center	Elin Delgadillo	823 Marin Street (APN:0056-161-040)	4	UP18-0002 COA23-0005 PLN25-0103	Establishment of an event center and reduction of off street parking.	N/A	Approved - 1/29/2026	3/19/25	PC & AHLC: 1/29/26	Laura Solomon
Commercial	Panda Express Restaurant with Drive Thru	Luis Guzman - Gary Wang	4301 Sonoma Blvd (APN0051-250-680)	4	UP22-0004 DR22-0006 DVR22-0012 LR22-0002 EXC22-0011	A new 2,700-square-foot restaurant with a drive-through for Panda Express. Site improvements are being proposed throughout the site to include 15,484 square-feet of landscaping, outdoor seating, a new trash enclosure, new lighting, American Disabilities Act (ADA) paths from the parking lot to the building, three short-term bicycle parking racks, two long-term bicycle storage spaces and a total of 33 off-street parking spaces, including two ADA parking spaces.	2,700 square feet	Finalized - Opened for Business	6/3/24	PC: 9/4/2024 (Approved)	Cesar Orozco
Commercial	New Auto Dealerships	George Allen - Wise Auto Group	500 Redwood Street (APN:0051-010-320)	4	DVR23-0032 DR23-0014 EXC24-0005 MUP23-0014 PM23-0004 VAR23-0003	Project consists of a subdivision of an existing 12.45 vacant parcel into three parcels (Parcel A at 4.46 acres, Parcel B at 4.17 acres, and Parcel C at 3.64 acres), and the development on the new Parcel B of a 24,963 square-foot auto dealership with a 1,437 square-foot car wash for the Hyundai automotive brand. The project also includes a total of 37,792 square feet of new landscaping, frontage improvements along Sonoma Boulevard, and 199 off-street parking spaces for customers, employees and vehicle storage.	26,400 square feet	Approved	1/27/25	PC:1/22/25 (Approved)	Laura Solomon

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Commercial	Coal Sheds Improvements	Reece Jatava - Mare Island Company	850 Nimitz Avenue (APN:0066-050-120)	4	PR24-0006	Preliminary Review of the Coal Sheds out on Mare Island for façade removal and replacement to City Landmark structures, new outdoor paving, flexible landscaping in pots, and signage.	N/A	Preliminary Review	9/30/24	N/A	Laura Solomon
Commercial	Blue Wave Express Carwash	BW Sonoma Vallejo, LLC.	4375 Sonoma Blvd. (APN: 0051-250-460)	4	DVR24-0006 DR24-0003 LR24-0006 MUP24-0003 ZC24-0020	Project consists of a new 4,456 square-foot express carwash, with a 3,232 square-foot covered vacuum bays and a 1,050 square-foot covered pay station, with on site and off site improvements.	8,738 square feet	Complete	3/25/25	PC: TBD	Juliette Avila
Commercial	ABC License for Quarter Cafe	Keith Seabury	1015 Walnut Avenue (APN:0066-050-170)	4	MJP24-0006	Request to add Type 20 (off-site sales of beer and wine) ABC license for Quarter's Cafe.	N/A	Approved - 3/17/2026	1/27/25	PC: 3/17/2025 (Approved)	Robby Thacker
Commercial	Waterfront Commercial	Himstra Properties, Inc. dba. Napa River Realty	913 Wilson Avenue	4	DVR22-0019 DR22-0008 LR22-0006 LLA23-0001	2,020 square-foot sales office with two tiny home park model RVs on cement pads for sales offices.	2,020 square feet	Complete	6/3/24	PC: TBD	Cesar Orozco
Commercial	Wine Bar	Erin Conner - Tierney Conner Architecture	337 Georgia Street (APN:0056-192-050)	4	PLN25-0220	The project consists of the establishment of a wine bar occupying 2,129 square feet on the first floor at 337 Georgia Street. Hours of operation are proposed from 4 PM- 9 PM on Wednesday and Thursday; 4 PM – 10 PM on Friday; and Saturday and Sunday from 10 AM to 3 PM; 5 PM-10 PM.	N/A	Withdrawn	6/16/26	N/A	Juliette Avila
Industrial	Fairgrounds Self Storage	Ryan Nickelson - LRG Investors, LLC	384 Fairgrounds Dr. (APN:0052-320-280)	4	SD19-0008 MJP19-0008 VAR19-0001 LR19-0002 SP19-0022	Project consists of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).	106,360 square feet	Completed - Open for Business	1/27/25	PC: 5/18/20 (Approved)	Cesar Orozco

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Industrial	DXD Self-Storage	Scott Hughes - DXD SS F2, LLC	1609 Lewis Brown Drive (APN:0052-040-530, -140,	4	PLN25-0027	The project consists of demolishing two single-level commercial buildings totaling 28,260 square-feet and constructing a four-story, 138,161 square-foot climate controlled self-storage facility. The building will have an overall building height of 49 feet. On-site improvements such as off-street parking, long and short-term bicycle parking and landscaping throughout the site is proposed. Off-site improvements include new sidewalk, curb and gutter, and a new driveway.	138,161 square feet	Under Review	4/2/25	DRB: 10/9/2025 - Recommended to PC with 3-0 vote. PC: 9/9/2026 (Tentative)	Robert Busick
Industrial	Mare Island Dry Dock 1	Wendy Rocha - Foth	1024 Nimitz Avenue	4	PLN25-0211	The proposed project consists of the recommissioning of Dry Dock 1 on Mare Island. This project will expand their services and provide repairs to a variety of marine vessels and include the installation of view fencing for public access.	N/A	Incomplete		AHLC: TBD	Laura Solomon
Public and Semi-Public	Turo University Guard House	Jennifer Levesque - Twin Steps Architecture	1310 Club Drive (APN:0052-130-050)	4	COA24-0004 DVR24-0029 DR24-0013	Project consists of a 340 square feet guard house for Turo University and proposed on-site and off-site improvements.	340 square feet	Approved	4/7/25	AHLC: 11/20/2025	Robert Busick
Public and Semi-Public	Truett Hall Renovation	Newman J. Hoffman - Turo University	251 Moore Street (APN: 0066-170-010)	4	COA21-0001	Construct a new exterior stairway and replace windows on historic structure.	N/A	Building Permit Finaled	4/1/25	AHLC: 11/17/22 (Approved)	David Storer
Public and Semi-Public	Outdoor Exercise Facility	City of Vallejo - Public Works	1 Curtola Parkway (APN:0058-090-270)	4	PLN26-0117	The project consists of the installation of outdoor exercise equipment at the south end of the waterfront. A total of six weather-resistant exercise stations serve up to 22 individuals at one time.	N/A	Under Review	7/8/26	N/A	Cesar Orozco
Residential	Vallejo Broadway Housing	Redwood Residential	1765 Broadway APN:0052-160-100	4	DVR23-0005 DR23-0004 MUP23-0001 LR23-0001 ZC23-0007 LLA23-0002	111- multi-family residential project on approximately 4-acre site with a leasing office/community room. Two parcels will be merged together.	111-units	Approved	6/3/24	DRB: 5/9/2024 (Recommended to PC) PC: 9/4/2024 (Approved)	Cesar Orozco
Residential	Senior to Affordable Housing	Welltower Cogir Landlord, LP	2261 Tuolumne Street APN:0052-330-080	4	DVR24-0031	AB2011 and Density Bonus - conversion of an existing 24-unit independent living and 69-unit assisted living senior housing into a 93-unit affordable housing.	93-units	Approved - 7/14/25 (Ministerial)	4/16/25	N/A	Donna Baarsch
Residential	SB-9: 2 Unit Development	Jimmie Zhou	Vacant Site off Mississippi (APN:0051-233-230)	4	PLN25-0229	The project consists of a 2-unit development on a vacant parcel off Mississippi Street. Each unit will have a total living area of 1,099 square feet with a 345 square-foot attached one-car garage.	2-units	Incomplete		N/A	Robby Thacker
Residential	Coral Sea Village	Eric Olson - Lennar	Coral Sea Village Circle	4	PLN25-0158	The project consists of the development of 75 vacant parcels off Flagship Drive into 68 detached single-family residences and seven fourplexes.	96-Units	Complete		N/A	Robby Thacker

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Residential	SB-9: 2 Unit Development	Jimmie Zhou	240 Mississippi Street (APN:0051-233-240)	4	PLN25-0187	The project consists of a 2-unit development on a vacant parcel off Mississippi Street. Each unit will have a total living area of 1,099 square feet with a 345 square-foot attached one-car garage.	2-units	Incomplete		N/A	Julliete Avila
Commercial	Bayside Haven - Behavioral Health Facility	Paige Smith - Lowney Architecture	140 Yolano Avenue (APN0051-250-640)	4	PLN26-0116	Project consists of a preliminary review for Bayside Haven - Behavioral Health Facility	N/A	Under Review	7/9/26	N/A	Cesar Orozco
Commercial	Sonoma Shopping Center	Jay Johnson	4300 Sonoma Blvd (APN:0052-130-050)	4	PLN26-0110	Exterior modifications to the existing shopping center.	N/A	Under Review	6/30/26	N/A	Juliette Avila
Commercial	Jack in the Box - Remodel	Greg Borchardt PM Design Group, Inc.	400 Broadway (APN:0056-062-190)	5	PLN25-0030	The project consists of an exterior modification to the facade of the existing Jack In the Box.	N/A	Approved - 7/31/2025 (Director Level)	3/11/25	N/A	Laura Solomon
Commercial	El Barbas	El Barbas Restaurant and Bar	444 Broadway (APN:0056-062-220)	5	PLN25-0061	Project consists of the legalization of the installation of sign, additions without the benefit of permits.	N/A	Incomplete	3/27/25	N/A	Donna Baarsch
Commercial	Burger King Remodel	Brandy Yamamoto - BJY Arch	1 Mariposa Street (APN:0057-123-190)	5	PLN25-0216	The project consists of exterior remodel to the facade of the existing Burger King	N/A	Approved - 3/5/2026		N/A	Julliete Avila
Public and Semi-Public	PD Building	City of Vallejo	111 Amador Street (APN:0056-216-080)	5	PLN25-0021	The project consists of demolishing existing police station and construction a new facility.	89,025 square feet	Under Review		PC: TBD	Cesar Orozco
Residential	SB-9 Lot Split	MDRZ, Inc.	902 Kentucky Street (APN:0056-114-200)	5	DVR23-0028 DR23-0010 LR23-0028 PM23-0003	SB9 application. The project consists of subdividing an existing 6,500 square-foot lot into two 3,189 square-foot lots. Each lot will a two-story duplex, for a total of four units. Unit A and C will have a total area of 1,490 square feet and an attached two-car garage and Unit B and D will have a total building area of 1,070 square feet and an attached one car garage.	4-units	Approved - 1/19/24 (Ministerial)	3/4/23	N/A	Cesar Orozco
Residential	Alterations to existing home	Jean Drolet	602 Georgia Street (APN:0056-201-200)	5	PLN25-0069	The project consists of a Certificate of Appropriateness and a Variance for an Expansion and renovation of an existing single-family residence, including: removal of two prior additions, false mansard-style roof, and other exterior features added in 1970s; an addition and a new driveway and basement for a garage/workshop.	1-unit (Existing Residence)	Withdrawn		AHLC: TBD	Robert Busick
Map Amendments	Curry Avenue	Matthew Shane	Vacant Site off Curry Avenue (APN:0057-215-170)	5	PLN26-0100	Project consists of a General Plan and Zoning Map amendment to a vacant site off currey avenue.	N/A	Under Review	6/15/26	N/A	Robby Thacker
Commercial	Our Planet Recycling	Our Planet Recycling	501 Sereno Drive (APN:0052-180-070)	5	PLN26-0118	Project consists a Minor Use Permit to establish a small recycling facility.	N/A	Under Review	7/7/26	N/A	Robby Thacker
Commercial	Child Start and First 5 Solano Facility	Juan Cisneros - Child Start Inc.	1450 Colonel Avenue (APN:0074-195-010)	6	DVR24-0024 LR24-0017	Project consists of a new surface parking lot containing 67 spaces with a new driveway access from Cbrillo Avenue and Expansion of an existing parking lot from 30 to 46 spaces with an existing access from Cornel Avenue; total of 113 off-street spaces.	N/A	Approved - 3/17/25 (Director Level) Under Construction	3/17/25	N/A	Cesar Orozco

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Commercial	7-11 Gas Station	Erin Jackson - EJ Group	Vacant Site off Georgia Street (APN:0071-142-510)	6	PLN25-0116	The project consists of a Zoning Map Amendment, Major Use Permit, Development Review, Design Review, Landscape Review and a Sign Permit to construct a 3,940 square-foot convenience store with eight-pump fuel station. The applicant has requested 24-hour operations, off-site beer and wine sales, and zoning map amendment from Neighborhood Commercial to Neighborhood Mixed-Use.	3,940 square feet	Complete		PC: TBD CC: TBD	Robby Thacker
Commercial	24-Hour Planet Fitness	Andrew Davies - EKN Engineering	42 Springstowne Center (APN:0071-061-460)	6	PLN25-0098	The project consists of a Major Use Permit for 24-hour operation for a Planet Fitness	N/A	Approved		PC: 10/20/2025	Donna Baarsch
Residential	Porter Street Housing	Klein Financial Corporation	961 Porter Street APN: 0061-160-180	6	DVR22-0046 DR22-0013 LR22-0010	Density Bonus Project: adding an additional 122 units to an existing apartment complex. 20 percent of the units will be for low income level. Request of nine waivers and one concession.	122-units	Approved - 8/21/23 Under Construction	5/6/24	PC: 8/21/23 (Approved)	Cesar Orozco
Residential	KB Home Rollingwood Subdivision	KB Homes North Bay, LLC	201 Rollingwood Drive APN: 0072-170-050, -060	6	DVR23-0042 DR23-0019 LR23-0013 MUP23-0019 TM23-0003	The project consists of a new subdivision with 138 new parcels, 130 single-family residence and a total of 8 parcels dedicated for bio-retention swells and open space.	130-units	Approved	1/27/25	DRB: 12/12/2024 (APPROVED) PC: November 3, 2025 (Approved)	Robby Thacker
Residential	14-unit Affordable Housing project	Heather Chicoine - Firm Foundation	1140 Fifth Street APN:0062-070-090	6	DVR24-0035 DR24-0016 LR24-0022	Density Bonus/SB35 - 14-unit affordable housing project with onsite amenities and services	14-units	Approved - 10/10/25 (Ministerial)	1/27/25	N/A	Robert Busick
Residential	Reis Ave. subdivision	David Jacobson	Off Reis Ave (APN:0074-110-500)	6	PLN25-0039	Preliminary Review consists of a 5-lot subdivision, featuring attached duplexes with 1,424 square feet of living area on each lot, as well as three detached Accessory Dwelling Units (ADUs)	13-units (10SFR + 3ADUs)	Preliminary Review	4/11/25	N/A	Julliete Avila
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	759 Sonoma Boulevard (APN:0061-051-010, -020, -030, -040, & -050)	6	PLN25-0075	SB330: Preliminary Application - The project consists a new construction to provide 78 units for senior affordable housing. SB35 - Letter of Intent submitted.	78-units	Preliminary Review	4/22/25	N/A	Cesar Orozco
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	720 Sonoma Boulevard (APN:0061-052-130)	6	PLN25-0076	SB330: Preliminary Application - The project consists a new construction to provide 20 units for senior affordable housing. SB35 - Letter of Intent submitted.	20-units	Preliminary Review	4/22/25	N/A	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 7/9/26

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Last Update	Public Hearings (Estimated)	Project Manager
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	720 and 759 Sonoma Boulevard (APN:0061-051-010, -020, -030, -040, & -050 and 0061-052-130)	6	PLN25-0196	SB35 and Density Bonus -The project consists of two new residential buildings containing affordable senior housing units located across Sonoma Blvd from each other. The first building located at 720 Sonoma Blvd proposes one 4-story building containing 20 residential units within 24,805 sq. ft. of building area and a 4,900 sq. ft. parking garage with 15 spaces accessed from Sonoma Blvd on a 12,000 sq. ft. (0.275 acre) parcel. The second building located at 759 Sonoma Blvd proposes one 6-story building containing 77 units and 1 management unit within 77,900 sq. ft. of building area and a 13,000 sq. ft. parking garage with 36 spaces accessed from McLane Street on a 30,000 sq. ft. (0.69 acre) site currently comprised of 5 parcels to be merged into one. Site improvements including landscape included on both sites.	98-units	Complete	1/22/26	N/A	Robert Busick
Residential	Commercial to Residential	Thomas Biggs - Biggs Group Architectural	2315 Springs road (APN:0071-062-240)	6	PLN25-0183	The project consists of converting an existing two-story commercial building into residential units. Existing: three retail spaces on the ground floor and one residential unit on the second floor. Proposed: one retail space and two residential units on the ground floor and three residential units on the second floor.	5-units	Complete		N/A	Laura Solomon
Residential	Reis Ave. subdivision	Cherry Properties, Inc	Vacant Site of Reis Ave. (APN:0074-110-500)	6	PLN26-0112	Subdivide parcel into 5 parcels and construct 2 units on each lot.	10	Under Review	7/7/26	N/A	Robby Thacker
Map Amendments	Lincoln Road GP Amendment	Anwar Mizra	Vacant site off Lincoln Road East	6	PLN25-0067	The project consists of a General Plan Map Amendment to change the land use designation from Retail Entertainment to Business/Limited Residential.	N/A	Under Review		PC: TBD CC: TBD	Laura Solomon