



SUMMARY OF DEVELOPMENT ACTIVITY As of February 1, 2018



The Summary of Development Activity tracks residential subdivisions, multi-family development and commercial development with a cost of over \$100,000 and major public improvements.

The pages to follow summarize the permits being prepared or under review as of January 31, 2018. The information below summarizes developments since the last update on February 1, 2018. Over the three month period:

Five (5) projects have been completed:

- [America's Best Contacts & Eyeglasses](#), 173 Plaza Dr., Unit 1009 – Interior renovation of a 3,215 sf retail space for new tenant
- **Dream Center**, 420 Virginia St. – Interior renovation to include creating a retail space, 4 offices, and storage space for tenants.
- [MOD Pizza](#), 163 Plaza Dr. – Interior remodel of 3,068 sf restaurant for new tenant
- [Orange Theory Fitness](#), 173 Plaza Dr., Unit 1003, – Interior remodel of a 2,834 sf retail space into a fitness center
- [Quality Inn](#), 1185 Admiral Callaghan Ln. – Remodel includes addition of a new elevator, sign replacement and reroof

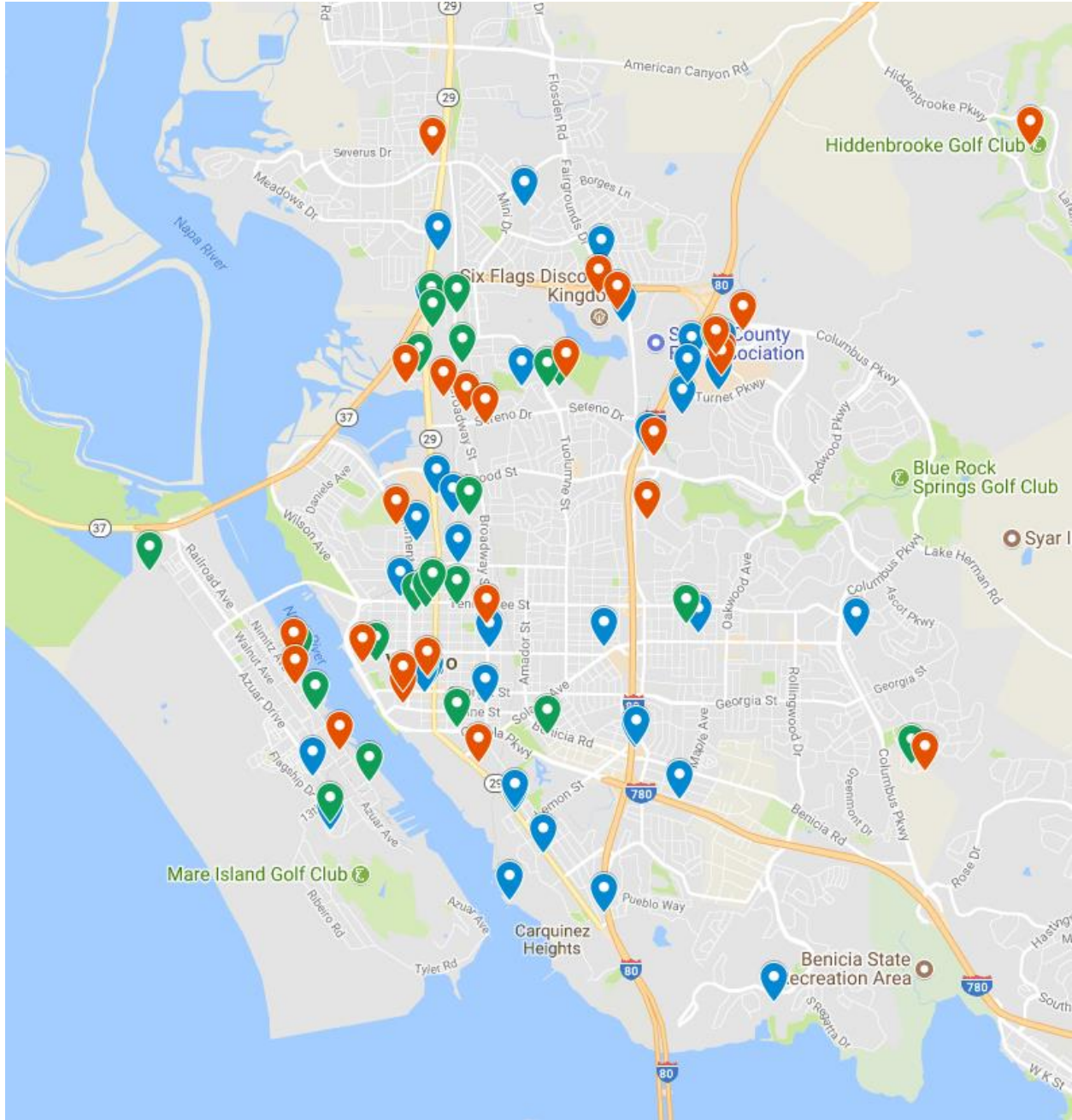
Four (4) projects submitted a planning application and are pending approval:

- [Camino Alto Residence Club](#), 105 Power Dr. – Renovation of a 19,567 sf senior residence hall
- [McDonald's](#), 416 East Lincoln Rd. – Interior and exterior renovations and add 2nd drive thru with digital menu board
- **Sonoma Blvd Townhomes**, 759 Sonoma Blvd. – Site development for 11 single family townhomes ranging from 1,407-1,854 sf
- **Vallejo Complex Apartments**, 103 West Lincoln Rd. – Site development for new multifamily residential/commercial development

Three (3) projects were issued building permits and can begin work:

- [Jack in the Box](#), 1610 Lewis Brown Dr. – Interior remodel of a 2,659 sf fast food restaurant and ADA compliant restrooms
- **KB Homes Bordoni Ranch/Waterstone**, Columbus Pkwy & Regents Park Dr. – Residential subdivision of 71 single family homes ranging from 2,580-3,376 sf per unit
- **Tennessee St Plaza**, 627 Tennessee St. – Repair and rebuild 2,745 sf fire-damaged retail space with ADA compliant restrooms

City of Vallejo Projects with Active Permitting Applications
& Projects Completed in the Prior 12 Months
as of February 1, 2018



(Blue: Under Review Green: Under Construction Red: Completed)

[Click for interactive view.](#)

Project Details				
	Project	Location	Description	Date Completed
1	America's Best Contacts & Eyeglasses	173 Plaza Dr Unit 1009	Interior renovation of 3,215 sf retail space for new tenant	January 2018
2	Dream Center	420 Virginia St	Interior renovation to include creating a retail space, 4 offices, and storage space for tenants; installation of HVAC and second emergency exit.	January 2018
3	Orange Theory Fitness Studio	173 Plaza Dr Unit 1003	Interior remodel of a 2,834 sf retail space into a fitness center	January 2018
4	Quality Inn	1185 Admiral Callaghan Ln	Interior remodel includes addition of a new elevator, sign replacement and reroof	January 2018
5	MOD Pizza	163 Plaza Dr	Interior remodel of 3,068 sf restaurant for new tenant	December 2017
6	Kaiser Office Building	1720 Broadway St	Conversion of existing warehouse to office space	October 2017
7	Mare Island Brewing	851 Waterfront Ave, Mare Island	Interior renovation to convert existing coal shed into brewery/restaurant	October 2017
8	DSW, Inc.	151 Plaza Dr	Remodel of previous 25,816 sf pharmacy to a 15,674 sf retail space	September 2017
9	Hanger Clinic	1460 North Camino Alto	Interior improvements to 1,700 sf medical office space	September 2017
10	Multifamily 4-plex	128 Kathy Ellen Dr	Repair and remodel 3,380 sf fire damaged multifamily building	September 2017
11	Planned Parenthood	303 Sacramento St	Interior and exterior remodel of 5,924 sf building for an outpatient clinic	September 2017
12	Round Table Pizza	750 Admiral Callaghan Ln	Interior remodel for fast food restaurant	August 2017
13	Building 112	1175 Nimitz Ave, Mare Island	Renovation of partially vacant building with interior rooms, ADA & accessibility improvements and storage	July 2017
14	Medical Office	1761 Broadway St	Interior tenant improvements for a medical office and roof replacement	July 2017
15	Six Flags Discovery Kingdom - Employee Office Trailer	1001 Fairgrounds Dr	Demolition of existing building and installation of 933 sf modular office with ADA ramp	July 2017
16	Six Flags Discovery Kingdom - Wonder Woman	1001 Fairgrounds Dr	Construction of a the new Wonder Woman ride	July 2017
17	Vallejo Senior Care Living	1101 Louisiana St	Remodel to include additional rooms, interior and exterior renovations and an additional parking space to senior care living facility	July 2017
18	Building 483	975 Nimitz Ave, Mare Island	Remodel restrooms to ADA standards	June 2017
19	Hiddenbrooke Garden Room	1095 Hiddenbrooke Pkwy	Interior and exterior renovation of 5,107 sf event space	June 2017
20	Bordoni Ranch/Waterstone 1B-I and 1B-II	Columbus Pkwy & Regents Park Dr	Residential subdivision of 89 units ranging from 2,400-3,200 sf per unit	May 2017

City of Vallejo COMPLETED Permit Applications within the last 12 Months

February 1, 2018

Project Details				
	Project	Location	Description	Date Completed
21	Fitness Evolution	1 Rancho Square	Conversion of storefront to a fitness center with ADA restrooms, toilets, showers and locker rooms	April 2017
22	La Clinica	247 Georgia St	Interior office improvements to medical office space	April 2017
23	Napa Smith Brewery	101 Yolano Dr	Tenant improvements for beer production, taproom and administrative offices	April 2017
24	Anchor Self Storage	1050 Sonoma Blvd / 501 Solano Ave	New Construction of a 95,000 sf, 925 unit multi-storage facility	March 2017
25	Kaiser Oncology	975 Sereno Dr	Remodel 2,627 sf pharmacy to medial office space	March 2017
26	Multifamily Triplex	140, 142 & 144 Frisbie St	Renovation of 3-unit multifamily facility	March 2017
27	State Farm Building	400 Mare Island Way	Remodel existing 9,000 sf office space to private offices, conference room and breakroom	March 2017

This table tracks the following types of projects: residential subdivisions, multi-family development, commercial development with a cost of over \$100,000 and major public improvements.

Project Details		Project Progress	
Project / Location	Description	Status	Notes
1 Alameda Plaza 900 Alameda St	Site development for a 4,489 sf retail center and parking lot	Planning Permit Pending	
2 Camino Alto Residence Club 105 Power Dr	Renovation of a 19,567 sf senior residence hall	Planning Permit Pending	
3 Fairview at Northgate Turner Pkwy & Admiral Callaghan Ln	Mixed use development of 187 residential lots, 1 park, 5 commercial parcels and a central open space corridor	Planning Permit Pending	
4 Garthe Ranch Subdivision Columbus Pkwy & Garthe Ct	Residential subdivision of 75 single family homes ranging from 1,818-2,500 sf per unit	Planning Permit Pending	Developer submitted revised tentative map on 9/28/17.
5 Lennar Homes 8B North Subdivision Azuar Dr & Sundance Ave	Residential subdivision of 50 single family detached homes and four historic homes	Planning Permit Pending	
6 Lennar Homes 8C Subdivision Flagship Dr & Preston St	Residential subdivision of 68 single family homes and seven multi-family townhomes	Bldg Permit Not Yet Applied	Developer submitted revised plans on 11/27/17.
7 McDonald's 416 East Lincoln Rd	Interior and exterior renovations and add 2nd drive thru with digital menu board	Planning Permit Pending	
8 Missouri St Duplex 25 Missouri St	Site development for a 2,159 sf residential duplex	Planning Permit Pending	
9 Reis Ave Subdivision Reis Avenue	Site development for a 5 lot residential subdivision	Planning Permit Pending	
10 Sonoma Blvd Duplex 481 Sonoma Blvd	Site development for a 2,090 sf residential duplex	Planning Permit Pending	
11 Sonoma Blvd Townhomes 759 Sonoma Blvd	Site development for 11 single family townhomes ranging from 1,407-1,854 sf	Planning Permit Pending	
12 Vallejo Complex Apartments 103 West Lincoln Rd	Site development for new multifamily residential/commercial development	Planning Permit Pending	Draft EIR released 9/3/15. Plng Comm denail 4/29/17. Council requested stable proj description by 8/25/17.
13 Vallejo Marine Terminal/Orcem 790 & 800 Derr Ave	Development of deep water marine terminal and industrial processing facility	Planning Permit Pending	
14 York Street Duplex 845 York St	Demolition and rebuild of a fire damaged 1,377 sf residential duplex	Planning Permit Pending	
15 436 Georgia Street 436 Georgia St	Downtown commercial building damaged in the 8/24/14 earthquake	Bldg Permit Not Yet Applied	Demolition permit issued on 10/7/14. Unit Plan for rebuild issued on 5/14/15.
16 Assisted Living and Memory Care Facility 140 Glen Cove Marina Rd	New construction of a 111,762 sf 140 unit senior assisted living and memory care community	Bldg Permit Not Yet Applied	Planned Development approved on 10/10/17.
17 Auto Detailing & Food Truck 200 Tennessee St	Proposed auto detailing facility with food truck	Bldg Permit Not Yet Applied	Site Development approved on 12/27/16.
18 Evangel Church of Vallejo 441 Nebraska St	New construction of a 2,123 sf multi-purpose hall	Bldg Permit Not Yet Applied	Site Development approved on 6/6/17.
19 L. Ellenburg St Subdivision 2041 L. Ellenburg St	Residential subdivision of 3 single family homes on an empty lot	Bldg Permit Not Yet Applied	Site Development approved on 5/25/17.
20 La Clinica 415-417 Georgia St	Renovation of a 26,000 sf two-story building to a state-of-the-art health clinic facility	Bldg Permit Not Yet Applied	Planned Development approved on 3/22/17.
21 A & H Express 1113 Maple Ave.	Renovation of a 2,055 sf space for new restaurant	Bldg Permit Pending	
22 Access Dental 3400 Sonoma Blvd	Interior remodel to include new paint, fixtures, and cabinetry	Bldg Permit Pending	
23 Century Theaters 109 Plaza Dr	Renovations to include replacing auditorium carpets and existing risers; and upgrading seats to recliner seats	Bldg Permit Pending	
24 Hampton Inn at Discovery Kingdom 1596 Fairgrounds Dr	Renovation of an existing 62,782 sf hotel including all guest rooms and lobby, addition of fitness center	Bldg Permit Pending	

Project Details		Project Progress	
Project / Location	Description	Status	Notes
25 In-N-Out Burger 720 Admiral Callaghan Ln	New fast food restaurant at the site of old FedEx building in Redwood Plaza	Bldg Permit Pending	Site Development approved on 8/21/17.
26 Mare Island Technology Academy 2 Positive Place	Installation of twelve portable classrooms and restroom buildings	Bldg Permit Pending	
27 MC Auto Repair 253 Couch St	Installation of a new 2,000 sf building for auto repair shop and offices	Bldg Permit Pending	
28 New Commercial Building 430 East Lincoln Rd	New construction of a 4,000 sf retail building and parking lot	Bldg Permit Pending	Site Development approved on 5/1/17.
29 Panera Bread 169 Plaza Dr	New construction of a 4,169 sf retail dining space with drive-thru	Bldg Permit Pending	Planned Development approved on 7/17/17.
30 Regal Collision 5170 Sonoma Blvd	New construction of a two-story 16,000 sf automotive repair shop and associated offices	Bldg Permit Pending	
31 Shell Gas Station 1604 Lewis Brown Dr	Demolition of existing gas station and construct new 2,736 sf gas station/convenience store and 2,990 sf car wash	Bldg Permit Pending	Site Development approved on 10/16/17.
32 Six Flags Discovery Kingdom - Harley Quinn Crazy Coaster 1001 Fairgrounds Dr	Site development for the new Harley Quinn Crazy Coaster ride	Bldg Permit Pending	
33 South Vallejo Duplex 601 McLane St	New construction of a two-story 1,489 sf residential duplex	Bldg Permit Pending	Planned Development approved on 10/31/16.
34 Starbucks 974 Admiral Callaghan Ln	Conversion of a 1,928 sf Taco Bell with drive-thru to Starbucks	Bldg Permit Pending	
35 Traget 904 Admiral Callaghan Ln	Renovations to include updating sales area, fitting rooms, restroom décor and furniture; and relocating Starbucks	Bldg Permit Pending	
36 Building 106 1145 Nimitz Ave, Mare Island	Structural repairs and improvements to earthquake damaged historic building	Bldg Permit Issued	
37 Jack in the Box 1610 Lewis Brown Dr	Interior remodel of a 2,659 sf fast food restaurant with ADA compliant restrooms	Bldg Permit Issued	Site Development approved on 4/18/17.
38 Kaiser Permanente Medical Office Building 975 Sereno Dr	Renovation of reception and medical assistant stations and upgrades to nurse call system	Bldg Permit Issued	
39 Tennessee St Plaza 627 Tennessee St	Repair and rebuild fire damaged 2,745 sf retail space with ADA compliant restrooms	Bldg Permit Issued	
40 Alco Warehouse 321 Azuar Dr, Mare Island	Rebuild 88,000 sf industrial warehouse that was destroyed in a fire	Under Construction	Planned Development approved on 12/14/16. Foundation work completed on 4/28/17.
41 Caliber Academy Pacific Charter School 500 Oregon St	New construction of a 56,000 sf school and wellness facility	Under Construction	Site Development approved on 9/7/16.
42 City Park 425 Alabama St	Partnership with GVRD and City to make restroom, stair, balcony, and ADA upgrades with City CDBG funds	Under Construction	
43 DaVita Dialysis (Quest Diagnostics) 160 Hospital Dr	Interior and ADA improvements to the dialysis facility on the Sutter Solano Campus	Under Construction	
44 Ghiringhelli Foods 101 Benicia Rd	Remodel to include manufacturing and employee area and conversion of existing warehouse to floor prep area	Under Construction	
45 Granite Showroom 460 Curtola Pkwy	Reuse of former office space as wholesale/retail business with a showroom and two separate retail/office spaces	Under Construction	Planning Commission approved on 12/21/15. Roof replacement completed on 5/11/17.
46 Habitat for Humanity 760 Tregaskis Ave	New construction of 1,500 sf single family home	Under Construction	Site Development approved on 6/14/16.
47 KB Homes Bordoni Ranch/Waterstone 1C Columbus Pkwy & Regents Park Dr	Residential subdivision of 71 new single family homes ranging from 2,580 -3,376 sf per unit	Under Construction	Phase 1B-I and 1B-II completed by Shea Homes.
48 Lennar Homes 8D Subdivision Flagship Dr & Nereus St	Residential subdivision of 38 single family homes ranging from 2,975-3,600 sf	Under Construction	September 2016 to present: 26 finalized, 14 issued.

Project Details		Project Progress	
Project / Location	Description	Status	Notes
49 Life Enhancement Services 1966 Broadway St	Renovation of existing 1,500 sf retail/office space, restroom and parking lot	Under Construction	New signage completed on 1/12/18.
50 Mare Island Coal Sheds Waterfront Ave, Mare Island	Renovation of Mare Island Coal Sheds to enable re-use	Under Construction	As sheds are leased up, tenants may also undertake tenant improvements beyond this renovation.
51 Marina Heights Apartments 135 Carolina St	Renovation of apt complex community center, roof and window replacement, and complete remodel of all units	Under Construction	Community center renovation completed on 8/4/17.
52 Mountain Mike's Pizza 4380 Sonoma Blvd	Conversion of a 2,971 sf retail space to a fast food restaurant	Under Construction	New signage completed on 7/13/17.
53 New Times Herald Offices 420 Virginia St (Dream Center)	Building upgrades include creating office spaces, installing electrical & HVAC, and parking lot accessibility	Under Construction	
54 Savage & Cooke 1097 Nimitz Ave, Bldg. 45/65, Mare Island	Renovation of historic buildings for proposed distillery, distilled spirit storage, and offices	Under Construction	Planned Development approved on 10/3/16.
55 Soltrans 1850 Broadway St	Installation of fast-fill compressed natural gas fueling station for buses and car wash	Under Construction	Car wash equipment replacement completed on 11/7/17.
56 Sutter Solano Cancer Center 100 Hospital Dr	Remodel of 1,044 sf pharmacy cleanroom in Cancer Center	Under Construction	
57 Therapeutic Facility 508 Alabama St	Interior and exterior renovation of 6,000 sf short-term residential therapeutic facility and ADA accessibility	Under Construction	
58 Travelodge 444 Tennessee St	Renovations to include upgrading all units and bathrooms, and making two rooms ADA compliant	Under Construction	
59 Ulta Beauty Supply 147 Plaza Dr	Creation of a 10,142 sf retail space from the previous 25,816 sf pharmacy	Under Construction	
60 Yolano Plaza 4301 Sonoma Blvd	Construction of new 3,028 sf gas station and 1,152 sf car wash	Under Construction	

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