

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 1/17/2025

| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|---|----------|---------------------|--|--------------------------------|
| Council District - In Progress | | | | |
| | P21-017 | 0 UNKNOWN | Garrett Norman 916-808-7934 gnorman@cityofsacramento.org | City Council |
| A request to annex approximately 470 acres of vacant land in North Natomas. The project proposes a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, creation of a Planned Unit Development, a Development Agreement, a Master Parcel Map, and Site Plan Design Review. The project site would be designated for light industrial/warehousing and highway-oriented commercial uses. | | | | |
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| Council District - 1 In Progress | | | | |
| | DR25-002 | | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| Site Plan and Design Review for a new subdivision consisting of 1 additional floor plan with 3 different architectural elevations on 21.37-acres in the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) within The Panhandle Planned Unit Development and the Citywide Design Review Area. Previous Tentative Map approved under Z22-054 and SPDR entitlement DR24-168. | | | | |
| | P22-046 | 2631 DEL PASO RD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | City Council |
| A request for: 1) Rezone ±2.09 from A-OS to C-2-PUD; 2) Development Agreement for a portion of the project encompassing approximately 2.09 acres; 3) Planned Unit Development Amendment to the Town Center PUD development guidelines and schematic plan; 4) for Condominium purposes for 186 airspace units; 5) Site Plan and Design Review for the construction of 93 duplex dwellings (186 units) on ± 11.34 net acres in the General Commercial (C-2-PUD) and Agriculture-Open Space (A-OS) zones within the Town Center PUD. | | | | |
| Requires City Council approval. Parcels 225-0040-106 and 225-0040-107 are to be incorporated into the Town Center PUD. These 2 parcels also require approval of a new Development Agreement. | | | | |
| | P22-047 | 0 N PARK DR | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Planning and Design Commission |
| A request for: 1) Rezone from R-1A-PUD to R-2A-PUD; 2) Tentative Map for Condo Purposes; 3) Site Plan and Design Review for the construction of 83 duplex dwellings (166 units). | | | | |

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|-----------------------------|----------|--|--|--------------------------------|
| Council District - 1 | | | | |
| In Progress | | | | |
| | P24-008 | 2380 DEL PASO RD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | Request for 1) Rezone from EC-40-PUD to SC-PUD; 2) Planned Unit Development amendment; 3) PUD Schematic Plan amendment; 4) Tentative Map; and 5) Site Plan and Design Review for the construction of 229,400 square feet of residential and commercial development including the construction of 140 multi-unit dwellings on a 18.5 acre parcel in the EC-40 (Employment Center) zone and Del Paso Road PUD. | | |
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| Waiting | | | | |
| | P22-030 | | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | A request for: | | |
| | | 1) PUD Schematic Plan Amendment to designate ±8.46 acres for residential uses; and | | |
| | | 2) Site Plan and Design Review for the construction of a 200-unit apartment complex totaling 234,323 square feet on 8.46 acres in the Employment Center zone (EC-80-PUD) within the Del Paso Road Planned Unit Development (PUD). | | |
| | P22-043 | 301 DROLLET WAY | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Planning and Design Commission |
| | | A request for: 1) Tentative Subdivision Map to subdivide a vacant parcel of approximately 2.33 acres into 15 parcels; and 2) Site Plan and Design Review for the review of the Tentative Map. No new construction is proposed. | | |
| | P24-013 | 2270 DEL PASO RD | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Planning and Design Commission |
| | | A request for 1) Rezone from EC-50-PUD to C-2-PUD; 2) PUD Schematic Plan Amendment to allow for a new approximately 50,922 square foot hotel; and 3) Site Plan and Design Review for the construction of a 4-story, 122-room hotel on a 2.24 acre-parcel in the Employment Center (EC-50-PUD) Zone and within the Natomas Crossing Planned Unit Development. | | |
| | | Requires City Council level review. | | |
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| Council District - 2 | | | | |
| In Progress | | | | |
| | DR22-090 | 3330 DOUGLAS ST | DR Intern 916-808-5924 drintern@cityofsacramento.org | Staff |
| | | Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | DR23-113 | 2928 RIO LINDA BLVD Site Plan and Design Review to construct six multi-unit dwellings and one manufactured home (7 units total) on .45-acres in the General Commercial Zone (C-2) within the Citywide Design Review Area. | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | DR23-141 | 3330 MARYSVILLE BLVD The applicant is requesting Site Plan and Design Review for on-site improvements and creating a parking lot for the existing church on a 0.47 acre lot in the General Commercial Zone (C-2) and in the Del Paso Heights Design Review Area. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR24-007 | 1340 CLAIRE AVE Request for Site Plan and Design Review to construct a 5,000 square foot steel storage building and an approx. 15,200 sq ft paved surface for vehicle storage on a 2.0-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review District. CC# 24-022296 (Vehicles parked on unimproved surface) | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Staff |
| | DR24-022 Approved 02/16/2024 | 2752 OAKMONT ST Applicant is proposing 4 new SFRs and 4 ADUs on 4 parcels | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR24-160 | 5301 RALEY BLVD Site Plan and Design Review to propose a new 49,799 square foot warehouse in the M-1S zone in Citywide Design Review on 4.89 acres. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Exempt |
| | DR24-169 | 1524 TESSA AVE Site Plan and Design Review to build a single-family dwelling on a vacant parcel in the R-1 zone in North Sacramento Design Review District. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR24-189 | 5444 DRY CREEK RD Request for Site Plan and Design Review to construct a large truck and vehicle outdoor storage yard on an approx. 3.31-acre parcel within the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area. | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | DR24-199 | 2204 DEL PASO BLVD Site Plan and Design Review to develop a 16 unit apartment complex on an approx. 0.15-acre vacant lot in the General Commercial Zone (C-2) within the Del Paso/ Arden Way Special Planning District and the North Sacramento Design Review Area. | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | DR24-212 | 1708 KENWOOD ST | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review for a previous approved entitlement (DR21-062) to construct three two-level multi-family buildings on a 0.76-acre parcel in the Multi-Unit Dwelling Zone (R-2B-R) within the North Sacramento Design Review Area. Each building consists is 3,506 square feet (1,753 square foot each level) containing four dwelling units for a total of 12 dwelling units on site. | | |
| | DR24-229 | 1042 GRACE AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Site Plan and Design Review to construct a new single-story single-family residence on a 58'-0" x 131'-0" lot. | | |
| | DR24-248 | 1912 MARCONI AVE | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct a multi-unit dwelling building consisting of 11 apartments on a ±0.36-acre parcel in the General Commercial (C-2) zone within the Citywide Design Review Area. | | |
| | DR24-250 | 740 HARRIS AVE | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to remodel existing residence into a duplex on a 0.15-acre parcel in the Multi-Dwelling Zone (R-2A) within the Del Paso Heights Design Review Area. | | |
| | DR24-252 | 1801 WOOLLEY WAY | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct a manufactured steel building with associated site improvements on a 0.36-acre parcel with an existing single-unit dwelling on the site in the Light Industrial Zone (M-1) within the Citywide Design Review Area. | | |
| | DR24-254 | 803 BLAINE AVE | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Request for Site plan and Design Review for the legalization of an existing, unpermitted balcony and patio associated with code case #14-012733 on a 0.7-acre parcel in the Single-Unit Dwelling (R-1) zone and citywide single-unit dwelling design review district. | | |
| | DR25-010 | 4450 MARYSVILLE BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct a commercial retail space, vehicle storage, and office totaling 28,500 square feet on a 2.62-acre parcel in the General Commercial Zone (C-2-R) within the Citywide Design Review Area. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | P22-037 | 0 LEISURE LN | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Planning and Design Commission |
| | | A request for: 1) A Conditional Use Permit for a gas station, tobacco sales, and beer and wine sales (ABC Type 20) ; and 2) Site Plan and Design Review for construction of a 4,225 square foot convenience store/drive through restaurant and 6 fuel islands (12 nozzles) on two vacant parcels of approximately 0.93 acres in the General Commercial (C-2-LI) Zone and within the Labor Intensive Overlay Zone. | | |
| | P23-032 | 1950 JULIESSE AVE 2 | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | City Council |
| | | A request for: 1) Tentative Map for Condominium Purposes on a 0.71-acre site developed with 11 dwelling units and 2) Conditional Use Permit for Condominium Conversion to convert an existing 8-unit residential development into 11 condominium units in the Multi-Unit Dwelling (R-2A) zone. | | |
| | | Condominium Conversions require City Council approval and subject to the requirements and procedures for residential condominium conversions in City Code Chapter 17.716. | | |
| | P24-018 | 4224 MARYSVILLE BLVD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | A request for: 1) Conditional Use Permit for a K-5 School in the Single-Unit Dwelling (R-1) zone; and 2) Site Plan and Design Review for the construction of an approx. 20,200 sq. ft., 3-story K-5 charter school and parsonage building. | | |
| | | The school is associated with an existing place of worship located at 1541 Jesse Avenue. | | |
| | P25-001 | 4450 MARYSVILLE BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Planning and Design Commission |
| | | Request for Site Plan and Design Review to establish a 20,800 sqft transit vehicle storage facility and a 7700 sqft retail building on a 2.45-acre parcel within the General Commercial Zone (C-2-R) within the Citywide Design Review Area. Requires PDC level CUP. | | |
| | Z22-003 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Zoning Administrator |
| | | A request to divide 12 parcels totaling 3.477 acres in the R-1 Zone into 17 residential lots, ranging from approximately 0.121 acres to 0.446 acres, and an approximately 0.1-acre lot for flood control. As part of the Tentative Map, the applicant is requesting to create a flag lot and one landlocked parcel that would be served by a private easement. No development is proposed at this time. This request requires approval of a Tentative Map to create the 18 lots with a tentative map design deviation and Site Plan and Design Review for the review of the Tentative Map layout with deviations to parcel depth. This request requires a director-level review. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | Z23-012 | | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Subdivision Map to subdivide one parcel into 24 residential lots; 2) Tentative Map Design Deviation to required public street frontage; 3) Site Plan and Design Review of the Tentative Subdivision Map with deviations to lot depth, and the minimum required lot size for corner lots in the Single-Unit Dwelling (R-1) zone; and 4) Tree Permit for the removal of private protected trees. No new construction proposed. | | |
| | Z24-055 | 440 SANTA ANA AVE | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | |
| | | A request for: 1) Tentative Subdivision Map to subdivide a vacant 1.5-acre parcel into 6 lots in the Single-Unit Dwelling (R-1) Zone with a deviation to the lot depth requirement of the R-1 Zone; and 2) Site Plan and Design Review for the review of 6 single-unit dwellings. Requires Director level review. | | |
| | Z24-084 | 2652 FORREST ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for 1) A Tentative Map to subdivide a 0.66-acre property within the Single-Unit Dwelling (R-1) zone; and 2) Site Plan and Design Review of the tentative map layout with deviations to minimum lot size, depth, and width and creating lots with no public street frontage. Previously approved under P06-030. | | |
| | Z24-088 | 3736 MARYSVILLE BLVD | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | |
| | | Applicant is proposing to remodel an existing comercial building and establish an outdoor market across two parcels (3736 and 3740 Marysville Blvd). Requires ZA level CUP. | | |
| Waiting | | | | |
| | DR23-229 | 1016 CARMELITA AVE | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Design Director |
| | | Request for Site Plan and Design Review to construct a 597 sq. ft. addition to the front of an existing single-unit dwelling on a 0.14 acre parcel in the Single-Unit Dwelling Zone (R-1) within the Del Paso Heights Design Review Area. Proposal includes a request for a deviation to the front yard setback. | | |
| | DR23-250 | 5537 RALEY BLVD | Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct a 5,525-square-foot, one-story, metal building, and for the associated site development of a vacant lot, on 0.36 acres in the Light Industrial Zone (M-1S-R). | | |

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| Council District - 2 | | | | |
| Waiting | | | | |
| | DR23-264 | 901 MAIN AVE | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Staff |
| | | A request for: 1) Site Plan and Design Review for the construction of 135 homes (8 plans with 3 elevations each) on approximately 26.56 gross acres in the Single-Unit of Duplex Dwelling zone (R-1A) within the Citywide Design Review Area. Subdivision approved with P20-040 (Dry Creek Estates). | | |
| | DR24-103 | 2021 DEL PASO BLVD | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Site plan and Design Review to propose a 6' wrought iron fence around the parking lot in the General Commercial (C-2) Zone, Del Paso Arden Way Special Planning District, and North Sacramento design review district | | |
| | DR24-188 | 1371 SANTA ANA AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Design Director |
| | | Request for Site Plan and Design Review Deviation to construct a heavy truck storage yard with a deviation for gravel material on an approx. 1.12-acre parcel in the Light Industrial Zone (M1-S) within the Citywide Design Review District on 1.12 acres. | | |
| | DR24-216 | | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct a warehouse and basin on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area. | | |
| | Z22-077 | 0 HELENA AVE | Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org | |
| | | A request for a 1) Conditional Use Permit to develop a stand-alone parking facility on two vacant parcels of approximately 0.51-acres and 2) Site Plan and Design Review to develop the parking facility and improvements within the Single-Unit Dwelling (R-1) Zone. The proposed site includes a total of 4 parcels, 2 of which are located in the Sacramento County jurisdiction. A 42,122 square foot multi-unit development consisting of 39 dwelling units will be constructed solely on the Sacramento County parcels. The City parcels will not contain any structures and will provide parking to support the multi-unit development. A separate Planning submittal has been submitted to Sacramento County for their review. | | |
| | | Requires review at the Director level. | | |
| | Z23-060 | 1007 VINCI AVE | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Subdivision Map to subdivide an approximately 1.84 acre parcel, developed with one single-unit dwelling into 9 lots in the Single Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for the review of the map layout. The existing dwelling will be retained, and no new construction is proposed. This proposal includes deviations to lot width, lot depth, and lot size requirements of the R-1 Zone. Requires Director level review. | | |

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| Council District - 2 | | | | |
| Waiting | | | | |
| | Z23-089 | 2731 CROSBY WAY | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Staff |
| | | A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 2 parcels in the Multi-Unit Dwelling (R-2A) Zone and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review. | | |
| | Z24-002 | 274 MOREY AVE | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Zoning Administrator |
| | | A request for 1) Conditional Use Permit Major Modification for a multi-purpose building on a property containing an existing religious assembly use, on approximately 4.55 acres in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for a proposed 14,436 square foot multi-purpose building. Request requires Director level review. | | |
| Council District - 3 | | | | |
| In Progress | | | | |
| | DR24-174 | 536 WILSON AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 8 multi-unit dwellings in two buildings on an approx. 0.47-acre parcel in the Residential Mixed Use Zone (RMX-SPD) within the Northgate Boulevard Special Planning District/Design Review District. | | |
| | DR24-238 | 2550 ARENA BLVD | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | A request for Site Plan and Design Review for construction of a new 3,911 GSF commercial building shell on 0.39 acre site adjacent to the Natomas Landing Center, and located at the Southwest corner of Arena Blvd and Alan Shepard St in Sacramento. | | |
| | | The project address is 2550 Arena Blvd, Sacramento, CA 95834. The APN is 2252730002. The Zoning is C-1-PUD - Limited Commercial/Planned Unit Development. | | |
| | | This project is for a Yolo Federal Credit Union Natomas Branch shell. | | |
| | DR24-255 | | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Requesting Site Plan and Design Review to construct a two-story single-family home designed in a modern craftsman style, blending traditional charm with contemporary elements. | | |
| | DR25-007 | 536 TENAYA AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Applicant is submitting for a new SFR at 536 Tenaya Ave. | | |

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| Council District - 3 | | | | |
| In Progress | | | | |
| | P24-024 | | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | <p>A request for:</p> <ol style="list-style-type: none"> 1) Rezone of 4.87 acres from Office Building (OB-PUD) and Agriculture – Open Space (A-OS-PUD) zoning to Single Unit or Duplex Dwelling (R-1A-PUD) zoning. 2) Planned Unit Development (PUD) Schematic Plan Amendment to incorporate the site as a new residential village in the ParkeBridge PUD. 3) PUD Guidelines Amendment to update residential design standards to allow for a new housing product. 4) Tentative Subdivision Map to subdivide one 4.87-acre parcel into 41 residential lots. 5) Tentative Subdivision Map Design Deviation for a non-standard street elbow design and for a non-standard residential street section. 6) Site Plan and Design Review for review of the Tentative Subdivision Map. <p>This request requires approval from the City Council.</p> | | |
| | P24-027 | 3801 GATEWAY PARK BLVD | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Planning and Design Commission |
| | | <p>A request to construct a 3,329 square foot Raising Cane’s Chicken Fingers Drive-Thru Restaurant on a 1.77-acre project site within the Shopping Center (SC-PUD) zone and Coral Business Park Planned Unit Development. The proposal includes dual-lane drive-through lanes with decorative screening, a 1,554 square foot outdoor covered patio, and 29 parking stalls. The project narrative attached to the application contains a detailed description of the operational characteristics related to the drive-through. This request requires Planning and Design Commission review of the following entitlements: 1) Conditional Use Permit for a drive-through restaurant; and 2) Site Plan and Design Review for construction of the restaurant building, double drive through, and necessary site improvements.</p> | | |
| | P24-033 | 120 PROMENADE CIR | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | City Council |
| | | <p>Request for 1) Rezone from EC-40-PUD to R-3A-PUD; 2) Development Agreement between the City of Sacramento and Landowner; 3) Planned Unit Development amendment; 4) PUD Schematic Plan amendment; 5) Site Plan and Design Review for the construction of 350,050 square feet of residential development for the construction of 378 multi-unit dwellings on four parcels totaling approximately 12.9 acres in the EC-50 (Employment Center) Zone and Promenade at Natomas PUD; and 6) Tree Permit for the Removal of 4 private protected trees.</p> | | |

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| Council District - 3 | | | | |
| In Progress | | | | |
| | P24-034 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Planning and Design Commission |
| | | A request to establish a two-story, 45,000 square foot sports entertainment venue consisting of a multi-level golf driving range, full-service restaurant and bar, event spaces, and 350 parking stalls on an approximately 14.9-acre site in the Office Building Low Rise Mixed-Use (OB-PUD) zone and Gateway Center Planned Unit Development (PUD). The driving range component features 80 golf ball bays split between two climate-controlled levels with customers hitting balls into an approximately 190,000 square foot outfield area that is fenced with 156-foot-tall barrier netting. This request requires Planning and Design Commission review of 1) Planned Unit Development (PUD) Amendments to the Gateway Center PUD Schematic Plan and Development Guidelines to designate the site for Outdoor Amusement Center use and to update the permitted uses, development standards, and signage criteria of the Office Building Low Rise Mixed-Use (OB-PUD) zone; 2) Conditional Use Permit to allow an Outdoor Amusement Center use in the OB-PUD zone; and 3) Site Plan and Design Review for construction of the two-story sports entertainment venue, driving range, and associated site improvements. | | |
| | Z24-101 | 465 BOWMAN AVE | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | |
| | | Applicant is submitting for a 3 lot TM for a landlocked parcel at 465 Bowman Ave. Requires deviations for lot width. | | |
| Approved | | | | |
| | Z23-027 | 3216 NORTHGATE BLVD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Conditional Use Permit for a 100% commercial building in the Residential Mixed Use (RMX-SPD) zone within the Northgate Boulevard Special Planning District; and 2) Site Plan and Design Review of 2 new commercial buildings totaling 16,200 SF and an outdoor storage area measuring 6,000 SF (22,200 SF total) with a deviation to exceed the maximum allowed front yard and street side-yard setbacks. | | |
| Waiting | | | | |
| | DR24-230 | | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct three units on an approx. 0.14-acre parcel in the Residential Mixed-Use Zone (RMX-SPD) within the Northgate Boulevard Design Review District. Lot split approved under Z21-061. | | |
| | P22-042 | 3625 FONG RANCH RD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | A request for: 1) General Plan Amendment from Parks and Recreation to Suburban Neighborhood High Density (SNHD); 2) Rezone of 17.89 acres from Agriculture-Open Space to Multi-Unit Dwelling zone (R-3); Site Plan and Design Review for the construction of 384 residential units, including 96 affordable units. | | |

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| | P23-034 | 2610 GATEWAY OAKS DR 110 | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Planning and Design Commission |
| | | A Request for 1) Conditional Use Permit (CUP) to establish the sale of spirits (Type 21 ABC License) for off site consumption and tobacco retail, within a 2,738 square foot proposed convenience store in the Shopping Center (SC-PUD) zone within the Metropolitan Center Planned Unit Development. Request includes healthy food exemption, devoting no more than 5% of total shelf space to tobacco product and at least 10% of shelf space to fresh or healthy food. Requires Planning and Design Commission level review. | | |
| | Z24-042 | 504 WINTERHAVEN AVE 1 | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Subdivision Map to subdivide a 1.5-acre parcel, developed with an existing single-unit dwelling, into 9 lots in the Single-Unit Dwelling (R-1) Zone with deviations for minimum lot width, depth, and lot size requirements of the R-1 Zone; and 2) Site Plan and Design Review for the review of the map layout. No new construction is proposed. Requires Director level review. | | |
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR22-212 | 1300 U ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| | | Applicant is proposing to add fencing and a 1615 sf vehicle maintenance building to an existing parking lot. | | |
| | DR23-199 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 11 townhomes on a 0.32-acre parcel in the Multi-Unit Dwelling zone (R-3) within the Citywide Design Review Area. | | |
| | DR24-077 | | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Design Director |
| | | Site Plan and Design Review for the construction of a duplex dwelling and two attached accessory dwelling units with rear-yard setback deviations on a 0.07-acre lot in the Multi-Unit Dwelling (R-3A-SPD) Zone and Central City Special Planning District. | | |
| | DR24-121 | 1404 28TH ST | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to review the existing alterations to a commercial building on a 0.04-acre parcel in the General Commercial (C-2-SPD) zone within the Central City Special Planning District (SPD) and Alhambra Corridor Design Review District. | | |
| | | Code Case 21-012041 | | |

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|-----------------------------|----------|--|--|-----------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR24-139 | 1801 10TH ST Site plan and design review for a mixed-use building on ~0.45 acres in the Residential Mixed-Use Zone and the Central City SPD and within the R Street Corridor Design Review Area. Tree removal and demo of existing structure proposed. | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| | DR24-187 | 1325 S ST THIS PROJECT CONSISTS OF DEMOLITION OF EXTERIOR SIDING, MANSARD, CONCRETE AND ASPHALT SURFACES. The existing siding covering the building facade will be removed to return the building to its original appearance. The original brick & stucco facade was covered with T1 -11 siding by a previous ownership. The T1-11 siding and mansard above have since deteriorated and will be removed. The original stucco over brick finish will be replicated, allowing the building facade to better match the surrounding buildings and neighborhood aesthetic. The wood framed portion of the building at the north-west side was an addition by a previous ownership and will receive pre-finished metal siding. | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | DR24-207 | 1900 CAPITOL AVE Site Plan and Design Review to demolish existing building and construct two eight-story buildings with 252 multi-unit dwellings on a 1.18-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD). | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | DR24-211 | 1152 JANEY WAY Site Plan and Design Review to construct a second floor Accessory Dwelling Unit requiring a deviation to encroach into the second floor interior side setback on a 0.17-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Design Director |
| | DR24-232 | 341 N 10TH ST Request for a 9,003 square foot, commercial mixed-use development with restaurants, retail, and office on a 0.75-acre site within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires staff-level review of Site Plan and Design Review of the new buildings and associated site improvements. | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Staff |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|--|---|-----------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR24-239 | 4236 G ST | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to remodel the interior of single-unit dwelling (with minor changes to exterior); demolish existing garage and carport; and build a new detached garage with a music room. | | |
| | | Project will be separated into two phases: Phase 1: Dwelling remodel converting 2BR+1BA to 3BR+2BA. Phase 2: Demo 482 SF garage, 232 SF carport, and 76 SF storage shed. Construct new detached 399 SF garage, 255 SF breezeway, and 399 SF conditioned music practice space. Net added covered space of 263 SF. | | |
| | DR24-240 | 600 SUNBEAM AVE | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Site plan and Design Review for the installation of a 7 foot tall wrought iron fence with fire access and pedestrian gates in the (R-5, RMX)-SPD in River District Design Review District. | | |
| | DR24-245 | 3945 L ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Demo of existing house and rebuilding a new structure that is a two story residential home. | | |
| | DR24-246 | 510 9TH ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Site plan and Design Review for the installation of a 6 foot tall wrought iron gate with pedestrian gates on a 0.47-acre parcel in the /Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District, and Central City design review guidelines. | | |
| | DR24-253 | 2020 U ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct two multi-unit dwelling buildings on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area. Parcel previously divided under Z20-089. | | |
| | DR25-006 | 815 11TH ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Design Director |
| | | Request for a five-story, 48,352 square foot, residential development with 52 income-restricted multi-unit dwellings within General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review for the new building and associated site improvements, and a Tree Permit for the removal of city trees and private protected trees. | | |

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|-----------------------------|-----------------|---|------------|--------------------------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR25-014 | 833 MISSION WAY | | Staff |
| | | Site Plan and Design to demolish existing detached garage and proposed an attached two story addition to existing single family residence in the R-1 zone in Citywide Design Review on .15 acre. | | |
| | DR25-015 | 4625 BUCKINGHAM WAY | | Staff |
| | | Site Plan and Design Review to propose a first floor addition, remodel, add a new 2nd floor and demo detached garage in the R-1 zone in Citywide Design Review District on .11 acre. | | |
| | P19-023 | 6201 S ST | Zach Dahla | Planning and Design Commission |
| | | 916-808-5584 zdahla@cityofsacramento.org | | |
| | | Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility, and Site Plan and Design Review of the master plan and telecommunication facility. | | |
| | P24-007 | 324 ALHAMBRA BLVD | Zach Dahla | Planning and Design Commission |
| | | 916-808-5584 zdahla@cityofsacramento.org | | |
| | | A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees. | | |

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|-----------------------------|-----------------|--|--|--------------------------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | P24-016 | 1629 S ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Planning and Design Commission |
| | | The applicant is requesting to establish a cocktail bar southwest of the intersection of 17th Street and Rice Alley on the ground floor of a new, four-story mixed-use building (The Richmond) within the Office Business Low-Rise Mixed-Use (OB-SPD) zone and the Central City Special Planning District (SPD). The business will occupy an approximately 2,900 square foot tenant space and include an indoor bar and lounge areas as well as an outdoor patio area which is proposed to be improved with new fencing and landscaping. This request requires approval of a 1) Conditional Use Permit to establish a bar within a storefront in the OB-SPD zone and Central City SPD; and 2) Site Plan and Design Review for exterior patio improvements. | | |
| | P24-037 | 1800 21ST ST | | Planning and Design Commission |
| | | Request to expand Caliber Collision to a 6,000 sq ft portion of a building at 2000 R Street within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of Conditional Use Permit to establish an auto service and repair use. | | |
| | PB21-003 | | | Staff |
| | | A request for Preservation Site Plan and Design Review to construct a new 885 square foot single dwelling unit within the Single Unit and Duplex Dwelling and the Central City Special Planning District (R-1B-SPD) zone. The two story building proposes a new driveway with a 1,020 square foot garage on the ground floor accessed by a single garage door from 20th Street. | | |
| | PB21-012 | 2522 V ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct a new 4,834 square foot, 3-story duplex building fronting Victorian Alley. The site is located within the Single Unit and Duplex Dwelling Zone and the Central City Special Planning District (R-1B-SPD). The vacant parcel is a contributing resource within the Newton Booth Historic District. | | |
| | PB24-017 | 2718 G ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Preservation Director |
| | | Request for the adaptive reuse of the Marshall School with 36 multi-unit dwellings and the construction of 24 single-unit dwellings within 12 duplex buildings on a 1.18-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD) on a site listed on the Sacramento Register of Historic and Cultural Resources. This request requires director-level review of Site Plan & Design Review and a Tree Permit. | | |

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|-----------------------------|-----------------|--|--|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | PB24-022 | 400 19TH ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | Application for the conversion of a contributing resource lower floor and garage to an Accessory Dwelling Unit (ADU). The scope of work includes the following. | | |
| | | <ol style="list-style-type: none"> 1. Decommissioning of the existing steep driveway. 2. Removal of the aluminum garage door. 3. Installation of redwood siding on the exterior wall to match the rest of the house. 4. Addition of a large ADA-compliant 36" exterior door. 5. Installation of a new window that mirrors the dimensions, look, trim, and color of the upstairs original windows. | | |
| | PB24-025 | 1100 RICHARDS BLVD | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Staff |
| | | Site plan modifications to approvals for a food vending vehicle service facility granted under record no. PB19-003 on a 6.4-acre site listed on the Sacramento Register of Historic and Cultural Resources within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires staff-level Site Plan and Design Review. | | |
| | PB24-026 | 2230 H ST | | Staff |
| | | A request for site plan and design review to review a remodel including the demolition of the rear chimney, extending the roof deck, and replacement of siding, decking, and roof guardrail on a 0.07-acre parcel in the Multi-unit dwelling (R-3A) zone and Boulevard Park historic district. | | |
| | PB24-027 | 1420 C ST | | Staff |
| | | Applicant is proposing to renovate and repair front and rear stairs, siding, windows, and front door. Building is a contributing resource in the Old Washington School Historic District. | | |
| | PB24-029 | 1218 F ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | Applicant is proposing to convert a 3 story SFR into a triplex. Building is a contributing resource in the Old Washington School Historic District | | |
| | PB24-030 | 2610 J ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | Stair renovation to historic standards for un-permitted work. Window replacement of vinyl windows to match historical standards. | | |
| | PB24-031 | 2724 J ST | | Staff |
| | | Request SPDR for Minor Commercial to add a new +/-237.50 sq feet exterior bar in the rear parking area. | | |

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|-----------------------------|-----------------|---|---|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | PB24-033 | 908 J ST | | Staff |
| | | Site plan and Design Review to request an exterior remodel in C-3-SPD zone in Plaza Park Historic District on .07 acre. | | |
| | PB24-034 | 1220 F ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | Applicant applying to convert an existing building into a duplex. Building is a Historic Landmark in the Old Washington School Historic District. | | |
| | PB25-001 | 1320 19TH ST | | Staff |
| | | Site plan and Design Review to replace front stairs like-for-like due to dry rot damage on a historic landmark structure in East End Historic District in the R-3A-SPD zone on .07 acre. | | |
| | PB25-002 | 3001 O ST | | Staff |
| | | Applicant is proposing to repair and remodel a historic landmark property at 3001 O St. 3 ADUs proposed under State ADU regulations as part of this applicaiton. | | |
| | PB25-003 | 1121 24TH ST | | Staff |
| | | Applicant is proposing interior and exterior changes to an existing duplex at 1121 24th St, which a Contributing Resource in the Capitol Mansions Historic District. | | |
| | PB25-004 | 2015 S ST | | Staff |
| | | Site Plan and Design Review to request to replace 32 windows on a contributing resource in Poverty Ridge Historic District in the RMX-SPD. | | |
| | | All front windows will be replaced with Wethershield wood windows. Windows on the sides and the back of the house will get anderson 400 series windows. Some of the window sills will be repaired in like for like fashion. Customer does plan on redoing front stairs this year. Date TBD. Customer plans on refunding states and front porch using Westcoat systems. | | |
| | PB25-005 | 1909 E ST | | Staff |
| | | Dry rot deck and stair way repair | | |
| | PB25-006 | 2114 23RD ST | | Staff |
| | | Only propose to replace existing windows to new windows, new window will match the old design, color, texture and materials. | | |

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|-----------------------------|-----------------|--|--|-------------------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | PB25-007 | 323 11TH ST | | Preservation Commission |
| | | Request for Site Plan and Design Review to review the demolition of a fire-damage single-unit dwelling on a 0.07-acre parcel in the General Commercial (C-2-SPD) zone, Central City Special Planning District, and Alkali Flat North. | | |
| | Z22-078 | 5900 ELVAS AVE | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Zoning Administrator |
| | | Request to construct additional sporting facilities that include an aquatics center and volleyball courts with associated support facilities on the 19.9-acre campus of Saint Francis Catholic High School within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Conditional Use Permit Modification for the construction of the sports facilities; and Site Plan and Design Review of the proposed structures and site improvements. | | |
| | Z24-034 | 1441 RICHARDS BLVD | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Zoning Administrator |
| | | Request to include a towing service as a part of an existing truck and automobile repair facility on a 6.45-acre site within the General Commercial (C-2-SPD) zone and the River District Special Planning District (SPD). This request requires director-level review of a conditional use permit (CUP) to add a nonconforming use to an existing nonconforming use. | | |
| | Z24-051 | 2100 Q ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | |
| | | A request to demolish an on-site building to facilitate the construction of 121 dwelling units, including 60 single-unit dwellings and 61 condominium units, and associated site improvements on a 5.57 acre project site in the General Commercial (C-2-SPD) and Central City Special Planning District (SPD)> This request requires director-level approval of: 1) a Tentative Map to subdivide a 2.85 parcel for condominium purposes resulting in 61 airspace residential units within two six-plex, one seven-plex, three eight-plex, and two nine-plex structures; 2) Tentative Map to subdivide a 2.845-acre parcel into 60 residential lots and two common lots; 3) Site Plan and Design Review for the demolition of the existing building and construction of the 60 single-unit dwellings, 61 condominium dwellings, and associated site improvements; 4) Tree Permit for the removal of City Street trees and private-protected trees. | | |
| | | This application is associated with an approved IR24-099 for SB 330. | | |
| | Z24-068 | 1421 T ST | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | |
| | | A request for: 1) Tentative Subdivision Map to subdivide one 0.15 acre lot into three (3) lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD); 2) Site Plan and Design Review for the map layout, construction of a duplex, and associate improvements, with deviations to lot depth, lot width, lot size, and rear-yard setback standards. | | |

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|-----------------------------|-----------------|--|--|----------------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | Z24-081 | 1717 26TH ST | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Zoning Administrator |
| | | Request to split a 0.137-acre property into four lots within the Residential Mixed Use (RMX-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level approval of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map with a deviation to rear-yard setbacks. | | |
| | Z24-098 | 1801 21ST ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | |
| | | Proposal for condominium ownership of 48 multi-unit dwellings approved under record no. DR23-145 on a 3.16-acre site within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the site for condominium purposes and Site Plan and Design Review of the tentative map layout. | | |
| | Z24-100 | 2425 QUILL ALY | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Staff |
| | | Request to split a 0.07-acre site and to construct a duplex within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and Winn Park historic district. This request requires director-level review of a Tentative Map to subdivide the property into two lots and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements. | | |
| | Z25-006 | 3015 H ST | | Zoning Administrator |
| | | Zoning Administrator Conditional Use Permit Minor Modification to amend Planning conditions 8 and 13 of P11-047's approval in the C-2-SPD (Alhambra Corridor Special Planning District) and Alhambra Corridor Design Review District. | | |
| | Z25-008 | 1412 U ST | | Zoning Administrator |
| | | Zoning Administrator Tentative Map to propose to split one parcel into two parcels with setback deviations in the R-1B-SPD zone in Central City Design Review District on .15 acre. No new construction proposed. Meets minimum density. Rear setback deviation required. | | |
| Approved | | | | |
| | DR24-242 | 522 LOVELLA WAY | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct a two-story addition and covered patio on a 0.15-acre parcel in the Single Unit Dwelling (R-1) Zone and within the Citywide Design Review District. | | |

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|-----------------------------|-------------------------------|---|---|--------------------------------|
| Council District - 4 | | | | |
| Approved | | | | |
| | SIG-2500849 | 5712 FOLSOM BLVD | | |
| | Preview Approved 1/23/2025 | install one (1) illuminated wall sign, install two (2) non-illuminated wall signs, install one (1) illuminated hanging (under-canopy) sign, install two (2) monument tenant panels | | |
| Waiting | | | | |
| | DR22-060 | 201 N ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Design Director |
| | | Request for a 32-story, 587,685 square foot, mixed-use development with 248 dwelling units and 90,548 square feet of commercial on a 2.58-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review of the proposed buildings and site improvements and a Tree Permit to remove private protected trees and city trees. | | |
| | DR23-117 | 3215 L ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for site plan and design review to demolish an existing single-family residence and construct four new units (two duplex dwellings) on an approx. 0.15-acre parcel in the Residential Office Zone (RO-SPD) within the Alhambra Corridor SPD Design Review Area. | | |
| | DR23-235 | 3501 J ST | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to replace an existing detached garage with a new 1,432 sq ft detached garage and a 1,271 sq ft dwelling unit above, on a 0.19 acre parcel in the Multi-Unit Dwelling Zone (R-3) within the Citywide Design Review Area. | | |
| | DR24-164 | 939 38TH ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct a parking lot on a vacant approx. 0.10-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Parking lot will serve neighboring surgical center. | | |
| | P18-078 | 301 CAPITOL MALL | Matthew Sites 916-808-7646 msites@cityofsacramento.org | Planning and Design Commission |
| | | A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit. | | |

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|-----------------------------|----------|---|---|---------------------------------|
| Council District - 4 | | | | |
| Waiting | | | | |
| | PB20-007 | 1905 6TH ST | | Staff |
| | | Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR. | | |
| | PB20-042 | 2023 T ST | | Staff |
| | | A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft detached accessory dwelling unit above a 814 sq. ft. three-stall garage at 2023 T Street on a .15-acre vacant parcel. The lot is located within the General Commercial Zone and the Central City Special Planning District (C-2-SPD) and the Poverty Ridge Historic District. | | |
| | PB21-007 | 1724 U ST | | Staff |
| | | A request for Site Plan and Design Review to convert an existing 1,280 square foot single dwelling unit into a 2,717 square foot duplex and construct a new two story 819 square foot garage fronting Uptown Alley, with a 750 square foot accessory dwelling unit (ADU) on the second floor. The project site is located at 1724 U Street and is within the Single Unit and Duplex Dwelling Zone and the Central City Special Planning District (R-1B-SPD). The existing building on the site is a Landmark listed in the Sacramento Register of Historic and Cultural Resources. The ADU and three-car garage is being tracked under project record IR21-084. | | |
| | PB24-005 | 0 UNKNOWN | Henry Feuss | Preservation Director (SFR/DUP) |
| | | | 916-808-5880 HFeuss@cityofsacramento.org | |
| | | Site Plan and Preservation Review for a proposed 3-story single-unit attached dwelling with junior ADU with one car garage facing Tomato Alley in the R-1B-SPD zone in South Side Historic District with each parcel on .04 acres. Both parcels are adjacent facing Tomato Alley and the same zoning. Junior ADU to be reviewed under PB file. | | |
| | Z20-020 | 1 CAPITOL MALL | Matthew Sites | Zoning Administrator |
| | | | 916-808-7646 msites@cityofsacramento.org | |
| | | Request to exceed the allowed sign square-footage and number of attached signs in the C-3 SPD. This request requires Zoning Administrator Variance. | | |
| Council District - 5 | | | | |
| In Progress | | | | |
| | DR21-184 | 3334 MARTIN LUTHER KING JR BLVD | Kevin Valente | Staff |
| | | | 916-372-6100 kvalente@raneymanagement.com | |
| | | Request to construct a new single family dwelling at a vacant 0.04 parcel in the Limited Commercial C-1) Zone. Staff Site Plan and Design review required. | | |

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|-----------------------------|----------|---|--|-----------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | DR21-201 | 3241 W ST | Kevin Valente 916-372-1600 kvalente@raneymanagement.com | Staff |
| | | Applicant intends to construct two 3 story duplex on two lots (3241 and 3555 W St). | | |
| | | Proposed lot coverage: ~54% | | |
| | DR24-002 | 3560 3RD AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct an approx. 9,960 square foot, three story residential development of 6 multi-unit dwellings on an approx. 0.11-acre parcel in the General Commercial Zone (C-2-SPD) and within the Broadway/Stockton SPD/Design Review District. | | |
| | DR24-093 | 3200 STOCKTON BLVD | Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org | Design Director |
| | | Request for Site Plan and Design Review for a mixed-use development project on a 0.77-acre site located at 3200 and 3258 Stockton Boulevard, within the General Commercial (C-2) zone and Broadway Stockton Special Planning District. | | |
| | DR24-167 | 3320 20TH AVE | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | NEW 1282sf 2- story 3-BED/3-BATH SFD AND NEW 916sf 2-BED/1-BATH ADU | | |
| | DR24-173 | 3738 STOCKTON BLVD | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Staff |
| | | Site Plan and Design Review for review of new construction of a 45,205 square foot, four-story, mixed-use development with 68 multi-unit dwellings, one tenant space, and 64 parking spaces within the General Commercial (C-2-SPD) zone and the Broadway/Stockton Special Planning District (SPD). | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|---|---|--------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | DR24-198 | 3684 BRET HARTE CT | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | <p>THE PURPOSE OF THE PROJECT ON THE PARCEL, 013-0153-013-0000, AT 3684 BRET HARTE CT IS TO BUILD A TWO STORY MULTI-FAMILY RESIDENTIAL WITH EIGHT UNITS.</p> <p>THE NEW BUILDING WILL BE A TWO STORY STRUCTURE ON SLAB ON GRADE. THERE IS NO SET BACK REQUIREMENT ON THE NORTH SIDE OF THE PROPERTY BUT THE EXTERIOR WALL OF LEVEL 1 WILL BE SET BACK FROM THE SIDEWALK AND PROPERTY LINE BY 5'-0". LEVEL 2 WILL HAVE AN EXTERIOR BALCONY AND A JULIET BALCONY/BAY DOOR THAT OVERHANGS LEVEL 1 BY TWO FEET. ON THE WEST SIDE OF THE BUILDING THE EXTERIOR WALL ON LEVEL ONE IS SET BACK 5'-0" WITH BALCONIES THAT OVERHANG THE WEST SETBACK BY 2'-0". LEVEL 2 UNITS ALSO OVERHANG THE EAST SETBACK BY 2'-0".</p> <p>THE PROJECT HAS FOUR (4) UNITS ON LEVEL 1 AND FOUR (4) UNITS ON LEVEL 2. THE LEVEL TWO UNITS ARE ACCESSED BY TWO EXTERIOR STAIRS ON THE EAST SIDE ALONG A WALKWAY.</p> <p>THE UNIT FACING BROADWAY ON LEVEL 1 HAS AN ENTRY DOOR FACING THE STREET. TWO OF THE UNIT ENTRY DOORS ON LEVEL 1 ARE FACING WEST AND UNIT ON LEVEL 1 CLOSEST TO EBLV ALLEY HAS AN ENTRY DOOR FACING THE ALLEY.</p> <p>THE UNITS ON THE SOUTH AND NORTH END OF THE BUILDING ON LEVEL 1 AND LEVEL 2 ARE ONE (1) BEDROOM ONE (1) BATHROOM UNITS.</p> <p>THE FOUR UNITS IN THE MIDDLE OF THE BUILDING FOR BOTH LEVEL 1 AND LEVEL 2 ARE TWO (2) BEDROOM, ONE (1) BATHROOM.</p> <p>ALL THE UNITS ALSO INCLUDE A COMBINED KITCHEN, DINING, LIVING AREA WITH DIRECT ACCESS TO THE OUTSIDE OR AN EXTERIOR BALCONY.</p> <p>NO PARKING IS REQUIRED FOR THE LOT DUE TO NO MINIMUM PARKING REQUIREMENT OF AB-2097. ONE STANDARD AND ON ACCESSIBLE SPACE HAVE BEEN PROVIDED.</p> <p>PRIVATE OPEN SPACE AS EXTERIOR PATIO DECKS ON THE LEVEL 2 ARE PROVIDED FOR EACH UNIT. THE END UNITS ON LEVEL 1 BOTH HAVE PRIVATE OPEN SPACE. THE UNITS IN THE MIDDLE ON LEVEL 1 DO NOT HAVE OPEN SPACE PROVIDED BUT HAVE A SITTING BENCH PROVIDED FACING THE LANDSCAPED WALKWAY.</p> <p>THIS PROPOSAL DEVIATES FROM THE DEVELOPMENT STANDARDS BY OMITTING THE 50 SQUARE FEET OF PRIVATE OPEN SPACE TO TWO OF THE UNITS ON LEVEL 1.</p> <p>THERE IS A 750 SQUARE FOOT PUBLIC OPEN SPACE BETWEEN THE SIDEWALK AND BROADWAY ON THE NORTH END OF THE PROPERTY.</p> | | |
| | DR24-226 | 3901 2ND AVE | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | <p>Applicant is proposing to add a rear addition and covered patio to an existing SFR at 3901 2nd Ave.</p> | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|---|---|--------------------------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | DR24-244 | 3807 4TH AVE Site Plan and Design Review to construct a two-story duplex on a corner 0.07-acre parcel in the Single-Unit Dwelling Zone (R-1) within Oak Park Design Review Area and subject to the Missing Middle Housing Ordinance (MMH). | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | DR25-003 | 148 OTTO CIR Site Plan and Design Review to remove, relocate, and replace a commercial fence across 3 parcels spanning 1.09-acres in the Light Industrial (M-1(S)-EA-4) and the Executive Airport Overlay zone within the Citywide Industrial Design Review Guidelines. | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | DR25-008 | 2030 STOCKTON BLVD Applicant is applying for interior changes to 2030 Stockton Blvd to convert the second floor into a dwelling unit. Exterior changes to the building facade also proposed. | | Staff |
| | P21-041 | 2380 16TH AVE A request to 1) Rezone four vacant parcels totaling 0.3-acres from the Single-Unit Dwelling (R-1) and Heavy Commercial (C-4) zones to the Multi-Unit Dwelling (R-4) zone, and 2) Site Plan and Design Review to construct 16 dwelling units within two residential buildings with a deviation to rear-yard setback development standards. | Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org | City Council |
| | P24-031 | 5065 24TH ST Conditional Use Permit to establish a cannabis dispensary (storefront with delivery), within ±2,382 square feet of an existing ±4,402-square-foot retail building, on approximately 0.51 acres in the Light Industrial zone (M-1-EA-3), and within the Executive Airport Overlay. (Three existing buildings on the property totaling ±7,156 square feet). | Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org | Planning and Design Commission |
| | P24-035 | 4301 MACK RD Planning and Design Commission PUD Amendment to include multi-family residential as a permitted use for APNs 119-2160-001 and 119-0070-071 for a 6.79-acre parcel in the Shopping Center zone and Deer Creek Plaza planned unit development. | | Planning and Design Commission |

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|-----------------------------|-------------------------------|--|---|--------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | PB24-015 | 3500 BROADWAY | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | The proposed project is located in the South, 3500 BROADWAY, and OAK PARK Historic District. It is a three-story mixed-use building with ground-floor retail and 24 apartment units. An SB 330 application(IR24-006) related to this project has also been completed. | | |
| | Z24-020 | 3900 SHERMAN WAY | Daniel Abbes dabbes@cityofsacramento.org | |
| | | A request to subdivide two lots totaling 0.44 acres into four lots within the Single-Unit Dwelling (R-1) Zone. The request requires approval of a Tentative Parcel Map and Site Plan and Design Review with deviations to lot size, lot width, and lot depth development standards. There is no construction or demolition of the site proposed with this application. | | |
| | Z25-005 | 5240 FRANKLIN BLVD | | Staff |
| | | This application is a request to extend the approved conditional use permit (P18-043) for a storefront dispensary conditional use permit application in order to relocate an existing storefront dispensary from 515 Broadway to the site, and for manufacturing and distribution as part of a plan ultimately to operate as a microbusiness. | | |
| Approved | | | | |
| | DR24-131 | 6650 BELLEAU WOOD LN | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | Approved 01/10/2025 | Site Plan and Design Review to construct a multi-unit development on a 0.73-acre parcel in the General Commercial Zone (C-2-EA-4) within the Citywide Design Review Area and Executive Airport Overlay Zone. | | |
| | DR24-224 | 2504 48TH AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | Approved 01/09/2025 | Request for Site Plan and Design Review to construct a 793 square foot addition to the existing single-unit dwelling on a 0.23-acre parcel in the Single-Unit Dwelling (R-1-EA-2) Zone and the Citywide Design Review Area. | | |
| | SIG-2501109 | 5383 FRANKLIN BLVD | | |
| | Preview Approved 1/23/2025 | install two (2) illuminated wall signs, install two (2) monument tenant panels | | |
| Waiting | | | | |

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|-----------------------------|----------|--|---|--------------|
| Council District - 5 | | | | |
| Waiting | | | | |
| | DR24-010 | 2411 ALHAMBRA BLVD | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Site Plan and Design Review for unpermitted decorative iron fencing at building entrances off Alhambra Boulevard and X Street, decorative iron fencing at the parking lot (entrance from X Street). Manual slide gate for closure, decorative iron fencing at the rear parking lot(entrance from X Street Y Street Alley). Automatic power sliding gate for closure. As well as a request to install new powered roll garage doors at three parking alcoves accessible from X Street Y Street Alley. | | |
| | DR24-113 | 5850 FREEPORT BLVD | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Applicant is proposing to demolish the existing structure at at 5850 Freeport Blvd. Structure has been fire damaged. | | |
| | DR24-182 | | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to review the construction of a truck terminal (heavy truck storage) on a 3.09 acre parcel in in the Light Industrial (M-1(S)) Zone and Industrial and Business Park Design Review District. Please refer to project narrative for additional information. | | |
| | DR24-184 | 4125 FRANKLIN BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to demolish existing commercial building and construct 17-unit multi-unit dwellings on a 0.17-acre parcel in the General Commercial Zone and Transportation Corridor Zone (C-2, TC) within the Citywide Design Review Area. | | |
| Council District - 6 | | | | |
| In Progress | | | | |
| | DR23-193 | 8647 FOLSOM BLVD | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to construct two residential buildings and one mixed-use building with a total of 76 dwelling units and approx. 5,250 square feet of commercial space across three parcels approx. 2.57-acres in the General Commercial Zone (C-2-SPD) within the Citywide Design Review Area. | | |
| | DR24-098 | 6001 RIZA AVE | Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org | Staff |
| | | A request for Site Plan and Design Review to construct a mixed-use development including 214 dwelling units in the 6.24-acre lot in the Single-Unit Dwelling (R-1A) Zone and Citywide Design Review District. | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|---|--|-----------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | DR24-144 | 8905 ALDER AVE Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area. | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | DR24-166 | 6531 FOLSOM BLVD A request for Site Plan and Design Review for review of 53,100 square foot, six-story, mixed-use development with 52 multi-unit dwellings, one tenant space, and 16 parking spaces within the Residential Mixed-Use (RMX-TO-SPD) zone, the Transit Overlay (TO), and the Folsom Boulevard West Special Planning District (SPD). The request includes a request for deviations to height, setbacks, and open space standards. This request requires director-level review | Sierra Peterson 916-808-7181 speterson@cityofsacramento.org | Design Director |
| | DR24-195 | 3316 RAMONA AVE Site Plan and Design Review for the construction of a commercial and industrial mixed-use building and a shell building across several parcels (5.75-acre site) in the Manufacturing, Research, and Development (MRD) and Solid Waste Restricted Overlay (SWR) Zone within the Citywide Industrial Design Review District. | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | DR24-215 | 4555 55TH ST demo existing 979 sq.ft home, build 1,413 sq.ft manufactured home | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | DR24-234 | 8555 MORRISON CREEK DR Applicant is submitting for SPDR for grading and site improvements for a manufacturing business | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | DR24-247 | 5351 47TH AVE 101 INSTALL TWO ELECTRIC VEHICLE GATES | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | DR25-001 | 5691 BELLEVIEW AVE Request for Site Plan and Design Review to review the demolition of the existing single-unit manufactured home and construction of a double wide home on a 0.5-acre parcel in the Single-Unit Dwelling Zone and Citywide Design Review Area. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR25-012 | 4400 FLORIN PERKINS RD Site Plan and Design Review Time Extension Request on approved DR20-204 expiring on March 8th, 2025 in the M-1S-SWR zone in Citywide Design Review District. | | Staff |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|---------|---|--|--------------------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | P23-014 | 6000 DIAS AVE | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct a new carwash, oil change facility, and 48-unit residential apartment complex on a 3-acre site consisting of 4 parcels along Stockton Blvd. and Dias Avenue. The request requires a rezone of the most easterly parcel from C-1 to C-2 so that the entire site would be zoned General Commercial (C-2), a Conditional Use Permit to establish an automobile service use in the C-2 zone, and Site Plan and Design Review to construct the new carwash, oil change facility, apartments, and associated site improvements. The proposal requires approval by City Council. A previous file (Z21-006) approved a new carwash and oil change facility on the south portion of the subject site to replace the existing buildings and site. This current proposal moves the carwash and oil change facility toward Dias Avenue and the corner of Stockton Blvd. onto different parcels and proposes apartments at the south portion of the subject site. | | |
| | P23-024 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Planning and Design Commission |
| | | Request for a new 2,960 square foot Chick-fil-A on a portion of a 3.77-acre site within the General Commercial (C-2) zone. The proposal includes a dual-lane drive-through service with on-site dining limited to an outdoor patio. This request requires commission-level review of a conditional use permit for a drive-through restaurant and site plan and design review for the new building and site improvements. | | |
| | P24-015 | | Daniel Abbes dabbes@cityofsacramento.org | City Council |
| | | A request to construct 214 affordable multi-unit dwellings and 13,000 square feet of commercial space on a vacant ±6.24-acre site. The request requires a Rezone from R-1A and C-2 to R-3 and C-2, Site Plan and Design Review for construction of the site and buildings, and a Tree Permit for the removal of trees. | | |
| | | Note: Concurrent Lot Line Adjustment and Lot Merger applications will change lot configurations and the number of lots from 5 to 4. | | |
| | P24-029 | | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct two warehouse buildings totaling ±28,220 square feet and site improvements on a ±7.5-acre vacant site within the Heavy Industrial (M-2S) Zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish a hazardous waste facility (transfer station) and Site Plan and Design Review to construct the two buildings and site improvements. | | |

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|-----------------------------|---------|--|---|--------------------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | P24-032 | 8221 21ST AVE | Angel Anguiano AAnguiano@cityofsacramento.org | Planning and Design Commission |
| | | Power Inn Materials requests a conditional use permit to begin wholesale aggregate sales, aggregate recycling, landscape Materials, concrete blocks, and similar building materials supply facility at 8201 21 st Ave and a Site Plan and Design Review to deviate from landscape requirement. | | |
| | Z22-037 | 3975 67TH ST | Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org | |
| | | Request to subdivide a 0.33-acre parcel into two lots and Site Plan and Design Review of the map, two single-unit dwellings and detached accessory structures with deviations to minimum lot width within the Single-Unit Dwelling Zone (R-1). | | |
| | Z24-009 | 6200 MCMAHON DR | Angel Anguiano Aanguiano@cityofsacramento.org | Zoning Administrator |
| | | Zoning Administrator CUP: Minor modification to request to convert existing office building to a single unit dwelling for pastor of existing church in the R-1 zone in Citywide design review district on 5 acres. No structural change. | | |
| | Z24-021 | 6122 DIAS AVE | Daniel Abbes dabbes@cityofsacramento.org | Zoning Administrator |
| | | A request to subdivide a two-lot, 4.43-acre site into six lots within the Single-Unit or Duplex Dwelling (R-1A) zone. The request requires director-level approval of a Tentative Subdivision Map. There is no proposed new construction or demolition with this application. | | |
| | Z24-095 | 4315 V ST | Daniel Abbes dabbes@cityofsacramento.org | |
| | | A request to subdivide a vacant 0.10-acre lot into two lots within the Duplex Dwelling (R-2) Zone. The request requires director-level approval of a Tentative Parcel Map and Site Plan and Design Review of the Map entitlements with deviations to lot size and lot width development standards. No new construction is proposed with this map; however, the site has previous approvals for a residential building which includes a duplex dwelling (DR22-094) and two accessory dwelling units (IR22-194). | | |
| | Z24-105 | 8151 FRUITRIDGE RD | | Zoning Administrator |
| | | Zoning Administrator Conditional Use Permit Minor Modification to Z 18-045 to amend Planning condition of approval #14 in the M-2S zone in Citywide Design Review District. | | |
| | Z25-004 | 8130 36TH AVE | | Zoning Administrator |
| | | A request to establish a cannabis delivery use within an existing 5,600 square-foot industrial building on a 0.35-acre parcel in the Light Industrial (M-1S) zone. | | |

Approved

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| Council District - 6 | | | | |
| Approved | | | | |
| | DR24-067 | 4481 67TH ST | Armando Lopez | Staff |
| | Approved 01/16/2025 | Site plan and Design Review to construct detached carport on a 0.35-acre parcel in the Single-Unit Dwelling Zone within the Citywide Design Review Area. | 916-808-8239 ALOpezJr@cityofsacramento.org | |
| | DR24-138 | 6458 STOCKTON BLVD | Armando Lopez | Staff |
| | Approved 01/09/2025 | Site Plan and Design Review for a façade remodel addition to an existing commercial and retail center on a 2.11-acre parcel in the General Commercial Zone (C-2-SPD) within the Broadway/Stockton Special Planning District and Design Review Area. | 916-808-8239 ALOpezJr@cityofsacramento.org | |
| | SIG-2500983 | 5200 STOCKTON BLVD 110 | | |
| | Preview Approved 1/23/2025 | (2) Illuminated Channel Letters on raceways | | |
| Waiting | | | | |
| | Z23-063 | 7431 38TH AVE | Angel Anguiano | Zoning Administrator |
| | | Request to split one 0.47 acre parcel into 3 parcels in the R-1 Zone. Proposal requests a deviation to lot width for the corner lot and demolition of existing single-unit dwelling. | Aanguiano@cityofsacramento.org | |
| | Z24-056 | 8140 36TH AVE | Robert W. Williams | Zoning Administrator |
| | | Zoning Administrator CUP to propose cannabis non-store front delivery. Interior wall creation. | 916-808-7686 rwilliams@cityofsacramento.org | |
| | Z24-083 | 5801 ALDER AVE | Robert W. Williams | Zoning Administrator |
| | | Conditional Use Permit to establish cannabis production (cultivation), within four existing 16,000-square-foot buildings, a total of 64,000 square feet, on a 3.00-acre parcel in the Heavy Industrial Zone (M-2S). Site Plan & Design Review for minor exterior renovations. | 916-808-7686 rwilliams@cityofsacramento.org | |
| | Z24-089 | 6650 ASHER LN | Robert W. Williams | Staff |
| | | Second Time Extension of Z17-187 as was previously modified (and extended) by Z22-069.Cannabis Production CUP and SPDR for proposed building. | 916-808-7686 rwilliams@cityofsacramento.org | |
| Council District - 7 | | | | |
| In Progress | | | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|-----------------|--|---|--------------|
| Council District - 7 | | | | |
| In Progress | | | | |
| | DR24-101 | 1412 SPECKLED DACE WAY Request for Site Plan and Design Review to construct 77 single unit dwellings on individual lots (lots 1-4 inclusive, 47-100 inclusive, 115-122 inclusive, and 137-147 inclusive of the Delta Shores West Subdivision Map, P06-197) in the Single-Unit Dwelling Zone (R-1-PUD) within the Delta Shores PUD Design Review Area. | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | DR24-225 | 1141 VALLEJO WAY Request for Site Plan and Design Review to construct a second-floor addition to an existing single-unit dwelling on an approx. 0.2-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | DR24-241 | 2741 MUIR WAY the construction of a single family residence with an attached accessory dwelling unit | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | DR25-004 | 100 SOUTHLITE CIR Request for Site plan and Design Review for the construction of a single-unit dwelling and an attached ADU on a 0.18-acre parcel in the Single-Unit Dwelling (R-1) zone and citywide single-unit dwelling design review district. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR25-005 | 104 SOUTHLITE CIR Request for Site plan and Design Review for the construction of a single-unit dwelling and an attached ADU on a 0.17-acre parcel in the Single-Unit Dwelling (R-1) zone and citywide single-unit dwelling design review district. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR25-009 | 2160 MARSHALL WAY Site plan and Design Review to request to repair and rebuild fire damage to a residential Home in the R-1 zone in Citywide Design Review district on .08 acre. Application requested by Bruce Monighan. | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Staff |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|---|--------------------------------|--------------------------------|
| Council District - 7 | | | | |
| In Progress | | | | |
| | DR25-013 | 1700 BROADWAY | | Staff |
| | | Remodel existing building to include meeting place with private office and 1 commercial office space and 5 residential units. | | |
| | | A request to remodel the exterior and interior of an existing 4,770 square-foot two-story building on a lot with an existing 1,770 square-foot residential building to remain located at the rear in the General Commercial Special Planning District (C-2-SPD) zone. The proposal involves converting the 2,385 square-foot first floor, currently serving as an assembly space, into a shell for future mercantile tenants and remodeling the 2,385 square-foot second floor into five residential units. The request requires Site Plan and Design Review. | | |
| | P24-014 | | Angel Anguiano | Planning and Design Commission |
| | | | Aanguiano@cityofsacramento.org | |
| | | The applicant is requesting entitlements to allow for the development of a three-story mini-storage building on a vacant lot within the General Commercial (C-2-EA-3-PUD) zone, Executive Airport Overlay, and Greenhaven Executive Park Planned Unit Development. The requested entitlements include a rezone from the Office Business (OB-EA-3-PUD) zone, Executive Airport Overlay, and Greenhaven Executive Park Planned Unit Development to the C-2-EA-3-PUD zone, an amendment to the Greenhaven Executive Park PUD Guidelines and Schematic Plan, a Conditional Use Permit to establish a mini-storage facility, and Site Plan and Design Review to construct a three-story, 152,625 square foot mini storage building and associated site improvements. | | |
| | P24-020 | | Angel Anguiano | Planning and Design Commission |
| | | | AAnguiano@cityofsacramento.org | |
| | | Proposal to construct an electronic billboard in the Office Business (OB) zone on approximately 0.16-acres. The requested entitlement is for Site Plan and Design Review to construct a 50-foot electronic billboard. | | |
| | P24-026 | 7465 RUSH RIVER DR 100 | Daniel Abbes | Planning and Design Commission |
| | | | dabbes@cityofsacramento.org | |
| | | A request to replace an existing telecommunications pole/radome facility with a new 80-foot-tall monopine telecommunications facility within an existing shopping center on a 11.62-acre parcel in the Shopping Center (SC) Zone. The request requires approval of a Conditional Use Permit to establish a new telecommunications facility and Site Plan and Design Review with a deviation to height development standards. | | |

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|-----------------------------|------------------------|---|--|--------------------------------|
| Council District - 7 | | | | |
| In Progress | | | | |
| | P24-028 | 2325 10TH AVE | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct 61 housing units on ±4.86 vacant acres within the R-4A-PUD and SC-PUD zones and Curtis Park Village Planned Unit Development (PUD). The request requires Planning and Design Commission approval of the following entitlements: a PUD Schematic Plan Amendment to develop single-unit dwellings in the Multi-Family Housing designation, a Conditional Use Permit to develop single-unit dwellings within the SC Zone, a Tentative Subdivision Map to create 61 residential lots, and Site Plan and Design Review for construction of 61 housing units and associated site improvements. | | |
| | P24-036 | | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct and operate an approximately 82,000 square foot storage facility on a 2.5-acre site within the General Commercial (C-2-EA-2) zone and Executive Airport Overlay (EA-2) zone. The request requires Conditional Use Permits to establish Mini Storage and Auto Storage uses, and Site Plan and Design Review for construction of the site and facility. | | |
| | PB24-032 | 6125 RIVERSIDE BLVD | | Staff |
| | | HSG 24-036756: Legalize new 30'X20' awning with electrical festoon lighting, enclosing south patio. Add carport cover tot he south east corner of the building with electrical, foundation repair, repair non historic section of the buildings floor system, Repair/rebuild interior walls, increase the two bathrooms add more stalls and ADA, new electrical, new plumbing, 3 new mechanical mini splits, remove window on the non histoecic side and install outdoor sink, create alfresco dining, new 220 electrical for food trailer on south side. | | |
| | Z24-097 | 6534 BENHAM WAY | Daniel Abbes dabbes@cityofsacramento.org | |
| | | A request to subdivide one 1.07-acre vacant lot into two lots within the Single-Unit Dwelling (R-1) Zone. The request requires approval of a Tentative Parcel Map . No construction is proposed with this application. | | |
| Approved | | | | |
| | DR23-227 | 1948 SUTTERVILLE RD | Angel Anguiano Aanguiano@cityofsacramento.org | Staff |
| | Approved 01/10/2025 | Site Plan and Design Review submittal for exterior remodel to an existing commercial building in the C-2- General Commercial zone in the Citywide design review district on .32 acres. Open Code case #23-016846. | | |

(File #) indicates file is available for Request for Reconsideration

(File #) indicates file is in Appeal Period

| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|-------------------------------|---|---|-----------------|
| Council District - 7 | | | | |
| Approved | | | | |
| | DR23-263 | 2701 23RD ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Design Director |
| | Approved 01/09/2025 | Request for Site Plan and Design Review to construct an addition with deviations for bulk control and street side yard setback on a 0.1-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District. | | |
| | DR24-227 | 3651 E LINCOLN AVE | Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | Approved 01/10/2025 | Site Plan and Design Review to construct an addition to the existing single-unit dwelling and a detached accessory structure on a 0.21-acre parcel in the Single-Unit Dwelling (R-1) Zone and within the Citywide Design Review District. | | |
| | SIG-2500686 | 6363 RIVERSIDE BLVD | | |
| | Preview Approved 1/21/2025 | Sign replacement and painting around the signage for a refresh look. | | |
| | SIG-2501036 | 1301 FLORIN RD | | |
| | Preview Approved 1/23/2025 | Sign replacement and painting around the signage for a refresh look. | | |
| Council District - 8 | | | | |
| In Progress | | | | |
| | DR21-183 | 7543 WAINSCOTT WAY | Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org | Staff |
| | | A request to construct a 358 unit apartment complex with 12, three-story buildings, a clubhouse, 401 vehicle parking spaces, on a vacant 11.4-acre site, located within the Residential Mixed Use (RMX-TO) zone and Transit Overlay. | | |
| | DR24-153 | | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to review the construction of 168 single-unit dwellings across 34.4-acres in the single-unit dwelling (R-1-PUD) zone, Delta Shores Planned Unit Development (PUD), and citywide design review district. | | |
| | DR24-154 | | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 229 single-unit dwellings across 52.2 acres in the Single-Unit Dwelling Zone (R-1-PUD) within the Delta Shores Planned Unit Development (PUD). Map approved under P06-197. | | |
| | DR24-236 | 8203 DELTA SHORES CIR | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 344 units across two parcels totaling 12.8 acres in the Multi-Unit Dwelling Zone (R-3-PUD) within the Delta Shores Planned Unit Development. | | |

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(File #) indicates file is in Appeal Period

| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------------|---|--|--------------------------------|
| Council District - 8 | | | | |
| In Progress | | | | |
| | P23-038 | 8740 BRUCEVILLE RD | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct a 125-unit apartment complex on a 4.1-acre vacant site within the Office-Business (OB) Zone and Laguna Meadows Planned Unit Development. The request requires Planning and Design Commission approval of a PUD Guidelines Amendment to use the site as residential rather than office and Site Plan and Design Review. | | |
| | P24-022 | | | Planning and Design Commission |
| | | Request to construct a 54-unit apartment complex in the single-unit dwelling or duplex dwelling (R-1A) zone on approximately 1.63-acres. The requested entitlements include a Rezone from the Single-Unit Dwelling or Duplex Dwelling (R-1A) zone to the Multi-Unit Dwelling (R-3A) zone, and Site Plan and Design Review for the construction of two three story buildings with 54 dwelling units and associated improvements. | | |
| | Z24-058 | 7809 COTTON LN | Angel Anguiano AAnguiano@cityofsacramento.org | Zoning Administrator |
| | | Request for a Tentative Subdivision Map to subdivide a 0.77-acre parcel into 12-lots and Site Plan and Design to Review of the Map and 12 single-unit dwellings with deviations to minimum front and side-yard setbacks, minimum lot depth, and maximum lot coverage, in the Single-Unit Dwelling or Duplex Dwelling (R-1A) zone. | | |
| | Z24-087 | | Angel Anguiano AAnguiano@cityofsacramento.org | Zoning Administrator |
| | | A request to subdivide 24.07-net-acres into 210 lots (MDR-10, 11, and 12) in the single-unit dwelling or duplex dwelling zone (R-1A-PUD) Delta Shores Planned Unit Development. The requested entitlements: Tentative Subdivision Map to subdivide 24.07-net-acres into 210- lots with a tentative map design deviation for a modified street elbow, and Site Plan and Design review of the map in the single-unit dwelling or duplex dwelling zone (R-1A-PUD) Delta Shores Planned Unit Development. | | |

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