

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 2/20/2025

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.				
	P22-030		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.				
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(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 - 1				
In Progress				
	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 with a design deviation for non standard street sections; 3) Site Plan and Design Review for the construction of 170 units comprised of 85 buildings.		
	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.		
Waiting				
	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.		
Council District - 2				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	DR22-090	3330 DOUGLAS ST 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.	DR Intern 916-808-5924 drintern@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
	DR23-250	5537 RALEY BLVD Site Plan and Design Review to construct a 5,525-square-foot, one-story, metal building, and for the associated site development of a 0.36-acre vacant lot in the Light Industrial Zone (M-1S-R) within Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@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
	DR24-103	2021 DEL PASO BLVD 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	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	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
	DR24-229	1042 GRACE AVE Site Plan and Design Review to construct a new single-story single-family residence on a 58'-0" x 131'-0" lot.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR24-250	740 HARRIS AVE 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	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.		
	DR25-029	647 MAIN AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design Review to propose a Duplex under the Missing Middle Housing Ordinance on a 0.31-acre parcel in the Single-Unit Dwelling (R-1) zone and citywide design review district.		
	DR25-036	1559 STRADER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a duplex under the Missing Middle Housing Ordinance on a 0.14-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Lot split approved under Z21-055.		
	DR25-042	930 BLAINE AVE		Staff
		MMH		
		Applicant is proposing to add 9 dwelling units to a property with an existing SFR. New units will be 550 sf each and will be part of either single-unit or duplex building types.		
	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.		

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Council District - 2				
In Progress				
	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.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z24-088	3736 MARYSVILLE BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
Applicant is proposing to remodel an existing commercial building and establish an outdoor market across two parcels (3736 and 3740 Marysville Blvd). Requires ZA level CUP.				
Approved				
	SIG-2503287	1689 ARDEN WAY		
Preview Approved 2/25/2025				
install one (1) illuminated wall sign				
Waiting				
	DR23-113	2928 RIO LINDA BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Site Plan and Design Review to construct seven multi-unit dwellings on .45-acres in the General Commercial Zone (C-2) within the Citywide Design Review Area.				
	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.				
	DR23-264	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).				
	DR24-188	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.				
	DR24-212	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.				

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Council District - 2				
Waiting				
	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.		
	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.		
	DR24-252	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.		
	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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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	Deja Harris 916-808-5853 DNHarris@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.		
	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.		
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.		
	DR24-230		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	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.		
	DR25-023	428 W SILVER EAGLE RD	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		ADD ADDITION TO HOME AND GARAGE. BUILDING ADU IN THE BACK YARD, CONNECTING TO ELECTRICAL, WATER, AND SEWAGE OF EXISTING MAIN HOUS		
		A. PROPOSED MINOR ADDITION AREA: 495 SQFT		
		B. ADU PROPOSED AREA: 592 SQFT		
		C. GARAGE AREA: 575 SQFT		
		D. TOTAL NEW CONSTRUCTION: 1,662 SQFT		
	P24-024		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for:		
		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.		
		This request requires approval from the City Council.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	P24-027	3801 GATEWAY PARK BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
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.				
	P24-033	120 PROMENADE CIR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
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.				
	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.				
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
Waiting				
	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.		
	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 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.		
	DR24-139	1801 10TH ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		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.		
	DR24-207	1900 CAPITOL AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
		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).		

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Council District - 4				
In Progress				
	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
	DR24-240	600 SUNBEAM AVE 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-245	3945 L ST Demo of existing house and rebuilding a new structure that is a two story residential home.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-246	510 9TH ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-253	2020 U ST 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-006	815 11TH ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
	DR25-015	4625 BUCKINGHAM WAY 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	DR25-020	1576 53RD ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a Duplex under missing middle housing in the R-1 zone in Citywide Design Review on .15 acre.		
		EXISTING:		
		ONE STORY FRONT RESIDENCE TO REMAIN.		
		SECOND STORY:		
		- ADU: UNIT A 595 SF W/108 SF STORAGE.		
		- ADU: UNIT B 597 SF W/ 72 SF STORAGE.		
		FIRST STORY:		
		- (E) UNFINISHED GARAGE (343 SF)		
		- (E) REAR COVERED PATIO (145)		
		- (E) SIDE COVERED PATIO (19)		
		NEW:		
		FIRST FLOOR:		
		- (E) UNFINISHED STORAGE/SHOP/ ART STUDIO TO BE CONVERTED TO NEW UNIT (1,731 SF).		
	DR25-021	701 L ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Applicant is submitting for an SPDR Minor Modification for work approved under DR16-096 (time extensions under Z21-052 and Z24-064. Proposal is to change panel materials next to garage entry points and add a new screened parking and service area.		
	DR25-024	926 22ND ST	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		5 vinyl windows installed without permit. Existing windows are believed to be METAL SASH WINDOWS. Need approval if vinyl can be installed.		
	DR25-026	3551 ELVAS AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
		Site Plan and Design Review to construct a front addition with a deviation to minimum front-yard setback and the removal of two protected trees to an existing single-unit dwelling on a 0.31-acre parcel in the Duplex Dwelling (R-2) Zone and Citywide Design Review District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	DR25-031	2124 J ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review with a director-level review for the demolition of two buildings, modifications to the existing parking lot, and a Tree Permit for removal of private protected trees on a 0.29-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD).		
	DR25-032		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Convert a 9,140 square foot portion of a 16,315 square foot building into a 14-key hotel within the Central Business District (C-3-SPD zone), the Central City Special Planning District (SPD), and the Old Sacramento Historic District. This request requires staff-level review of Site Plan and Design Review.		
	DR25-035	1725 26TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to propose a duplex and 2 detached accessory dwelling units on a 0.06-acre parcel in the Residential Mixed Use Zone (RMX) zone and R Street Corridor design review district.		
	DR25-039	2415 K ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish an existing vacant office building and construct residential townhomes for a total of 20 dwellings on a 0.29-acre parcel in the General Commercial Zone (C-2-SPD) within the Central City Special Planning District.		
	DR25-041	617 15TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Staff
		Applicant is submitting for an SPDR Minor Mod for an SFR approved Under Z22-028. Revised proposal for the SFR reduces the proposed square footage from 3,758 s.f. to 2,991 s.f.; reduction in building height including reducing from 4-stories to 3-stories.		
	P19-023	6201 S ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	P24-007	324 ALHAMBRA BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		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.		
	P25-002	1800 21ST ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	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 rennovate 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		
	PB24-031	2724 J ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Request SPDR for Minor Commercial to add a new +/-237.50 sq feet exterior bar in the rear parking area.		
	PB24-033	908 J ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site plan and Design Review to request an exterior remodel in C-3-SPD zone in Plaza Park Historic District on .07 acre.		
	PB25-001	1320 19TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-003	1121 24TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Dry rot deck and stair way repair		
	PB25-006	2114 23RD ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-008	1425 D ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		<p>Site Plan and Design Review submittal for exterior remodel to an existing single family residence in Old Washington School Historic District and a contributing resource in the R-3A-SPD zone.</p> <p>HSG FILE #: 24-034929 – RETURN 1-STORY SFR DWELLING TO ORIGINAL CONFIGURATION AND CONDITION (1,018 SQ. FT. 3BED 1 BATH HIGH WATER BUNGALOW WITH ATTACHED 1-CAR GARAGE MEASURING APPROX. 198 SQ. FT BUILT IN 1870). REMOVE ALL UNPERMITTED AND UNAPPROVED IMPROVEMENTS ASSOCIATED WITH ILLEGAL REAR PORCH ENCLOSURE AND BASEMENT CONVERSION (BASEMENT CONVERSION SHALL NOT BE USED AS A SECONDARY DWELLING UNIT OR AN ADU). REPAIR/ REPLACE DRY ROTTED WOOD TRIM AROUND WINDOWS AND DOORS, FASCIA BOARDS, RAFTER TAILS, AND BARGE RAFTERS THROUGHOUT. REPLACE REAR DECK AND STAIRS, REPLACE FRONT STAIRS AND COLUMNS. REPAIR/ REPLACE ALL BROKEN WINDOWS. FULL KITCHEN AND BATH REMODEL WITH ASSOCIATED MEPS. NEW ELECTRICAL WIRING THROUGHOUT. SERVICE PANEL UPGRADE TO ACCOMMODATE REQUIRED AFCI REQUIREMENT. NEW PLUMBING DWV AND WATER LINES, NEW WATER HEATER, FIXTURES AND APPLIANCES. NEW HVAC SPLIT-SYSTEM AND AIR DUCTING (HERS TESTING REQUIRED, FURNACE INSTALLED IN ATTIC WILL REQUIRE A SERVICE PLATFORM). NEW INSULATION AND DRYWALL. HARDWIRED AND INTERCONNECTED SMOKE/ CARBON MONOXIDE DETECTORS ARE REQUIRED CRC: R314 & R315. PLANS REQUIRED. ALL WORK SUBJECT TO FIELD INSPECTION. VALUATION: \$136,000 QUAD FEES APPLY</p>		
	PB25-009	2512 P ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		<p>Site Plan and Design Review to propose to Remove & Replace Existing Framing at Columns, Railings, & Flooring and Remove & Replace Stucco at Building Exterior</p> <p>due to damaged framing like for like (color and material) . Remove & Replace Stucco at Building Exterior like for like (color and material)</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-010	1117 24TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose an exterior remodel in Capitol Mansions Historic District and contributing resource in the R-3A-SPD zone. Scope of work to include removal of existing flag stone rock wall from the face of the building, install new wood siding and trim, replace windows/doors, replace like-for-like accosting ceiling, install luxury vinyl tile flooring, and patch sheetrock work.		
	PB25-011	2019 I ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose an exterior remodel in Boulevard Park Historic District and contributing resource in the General Commercial (C-2) Zone. Scope of work includes like-for-like balcony repairs		
	PB25-012	2411 T ST		Staff
		Site Plan and Design Review to remodel an existing apartment in the R-3A-SPD zone in Newton Booth Historic District.		
	PB25-013	2009 CHINATOWN ALY	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review submittal to revise the elevations approved in PB21-006 in the Boulevard Park Historic District and a contributing resource in the R-1B-SPD zone.		
	PB25-014	1917 6TH ST		Staff
		Site Plan and Design Review to propose and new single dwelling unit in the R-3A-SPD zone in South Side Historic District on .07 acre.		
		<ol style="list-style-type: none"> 1. Interior Painting: Paint the house to refresh and modernize the living spaces. 2. Bathroom Renovations: Redo three bathrooms, including replacing fixtures, tiles, and updating plumbing as needed. 3. Kitchen Renovation: Redo the kitchen with new countertops, an island, and updated cabinetry to enhance functionality and aesthetics. 4. Front Garden Area: Update the front garden area with new pavers and stones to minimize water usage, and add shrubs to enhance the landscape. 5. External Gate: Convert the external gate from swinging to an electrically opening sliding gate. 6. New Water Meter Installation: Install a new water meter for the property, and connect to the home. 7. New Trash Box: Construct a new trash box to hide the recycling, trash, and greens bins. 8. New EV charger: Install EV charger for EV car charger. 		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	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.		
	Z24-081	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z24-098	1801 21ST ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
	Z24-100	2425 QUILL ALY 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Staff
	Z25-006	3015 H ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-008	1412 U ST Request to split a property into two lots on a 0.15-acre site within the Single-Unit and Duplex Dwelling (R-1B-SPD) zone and the Central City Special Planning District (SPD). The existing building will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the site and Site Plan and Design Review of the tentative map.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-009	2412 H ST Request to split a 0.15-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Boulevard Park historic district. The existing buildings will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-011	700 L ST Request to subdivide an existing property and building for condominium purposes within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the site and Site Plan and Design Review of the tentative map.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-012	241 N 10TH ST 7	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		Request for the Cannabis Neighborhood Responsibility Agreement be replaced by the attached Good Neighbor Agreement, in accordance with the Waiver and Recession Agreement and related to Conditional Use Permit No. Z20-008.		
	Z25-020	2030 23RD ST		
		Applicant is proposing to expand the Ivy Ridge Assisted Living facility . Requires SPDR and CUP Major Modification for a Deemed CUP		
Approved				
	DR25-017	4901 F ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Approved 02/13/2025 Site Plan and Design Review to demolish existing detached garage and construct a 562 square foot detached pool house with a basement and a new inground pool on a 0.16-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.		
	SIG-2503004	5801 FOLSOM BLVD 120		
		Preview Approved 2/20/2025 install two (2) illuminated wall sign		
	SIG-2503268	1823 17TH ST		
		Preview Approved 2/25/2025 2 signs total - (1) Illuminated Storefront - Sign (2) Non-illuminated blade sign		
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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR23-235	3501 J ST 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.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR24-121	1404 28TH ST 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	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR24-164	939 38TH ST 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-014	833 MISSION WAY Site Plan and Design Review to demolish existing detached garage and construct an attached two story addition to existing single family residence on a 0.15-acre parcel in the Single-Unit Dwelling (R-1) Zone within Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	P18-078	301 CAPITOL MALL 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.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
	PB20-007	1905 6TH ST 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.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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				
	DR24-093	3200 STOCKTON BLVD	Angel Anguiano	Design Director
			916-808-5519 AAnguiano@cityofsacramento.org	
		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.		
	DR24-173	3738 STOCKTON BLVD	Sierra Peterson	Staff
			916-808-7181 speterson@cityofsacramento.org	
		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				
	DR25-022	3634 6TH AVE missing middle housing, remodel 1st floor of existing house, new siding and roof, new primary unit and build 2 new ADUs	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-030	3920 TEMPLE AVE Applicant is submitting for a new 1086 sf SFR and 999 sf ADU under the MMHO.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-038	5140 FRANKLIN BLVD EMPTY LOT HAS WATER, GAS, SEWER AND STORM DRAIN UTILITIES IN PLACE ALREADY. PROPOSED TO BUILD WOODEN BUILDING OF 2100 SQFT WITH OFFICE, LOBBY AND SHOW ROOM AKA BUILDING 1. BUILDING 2 WILL NOT BE ACCESSIBLE TO THE PUBLIC IT IS A 2538SF PREFABRICATED METAL WAREHOUSE BUILDING FOR STORAGE PURPOSES ONLY LOCATED IN THE REAR AKA BUILDING 2. NO ONSITE PARKING AND NO GAS TO BE INSTALLED IN THE BUILDING. BUILDING TO BE ALL ELECTRIC		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 rwwilliams@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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	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.		
	Z25-018	114 OTTO CIR		Staff
		Update to conditions of cannabis storefront CUP		
Approved				
	DR24-167	3320 20TH AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 02/18/2025	Site Plan and Design Review to construct a new duplex dwelling located on a 0.07-acre lot in the Single-Unit Dwelling Zone (R-1) within the Oak Park Design Review District.		
Waiting				
	DR21-201	3241 W ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct two multi-unit dwelling structures containing four dwelling units on two 0.07-acre contiguous parcels in the Multi-Unit Dwelling Zone (R-4) within the Citywide Design Review Area.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	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>		
	DR24-244	3807 4TH AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		<p>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).</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	DR25-003	148 OTTO CIR	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
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.				
Council District - 6				
In Progress				
	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.				
	DR24-166	6531 FOLSOM BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Design Director
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				
	DR24-215	4555 55TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
demo existing 979 sq.ft home, build 1,413 sq.ft manufactured home				
	DR24-247	5351 47TH AVE 101	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
INSTALL TWO ELECTRIC VEHICLE GATES				
	DR25-025	8699 EVERGLADE DR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
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.				
	DR25-033	5417 T ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
Add second story, new carport and covered patio. Complete interior remodel of existing.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	DR25-034	6600 STOCKTON BLVD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		This is an application for a Minor Design Modification to the entitled and permitted hotel project. We are requesting a design change the exterior staircase. Contact Matt Sites for any questions about this proposal.		
	DR25-040	6050 88TH ST		Staff
		Applicant is proposing 2 new vehicle gates and 3 pedestrian gates for the property at 6050 88th St.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	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.		
	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).		
	Z24-021	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).		
	Z25-007	8430 ROVANA CIR 100	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to establish cannabis production within an existing 54,000-square-foot building, located on a 2.86-acre parcel in the Heavy Industrial (M-2S) zone, and Site Plan and Design Review for minor exterior renovations of an existing commercial building. (Note: Previously approved cannabis production CUP Z18-123 has expired).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z25-017	8388 ROVANA CIR		Staff
		Request for a two (2) year extension of current Conditional Use Permit (Z18-105, Z21-035) for cannabis production at 8388 Rovana Circle, Sacramento, CA 95828 to accommodate completion of building permit review and commencement of construction to establish the use associated with current CUP.		
	Z25-019	8580 MORRISON CREEK DR 101		Zoning Administrator
		Changing square footage of CUP to remove all manufacturing area and transfer it to distribution.		
		As it stands, 969 square feet are conditioned to manufacturing and 10,413 square feet are conditioned to distribution (file number Z21-029). Applicant seeks approval to change the current square footage to 0 square feet manufacturing and 11,382 square feet for distribution.		
Approved				
	SIG-2503276	8425 BELVEDERE AVE		
		Preview Approved 2/25/2025		
		ONE SET OF INTERNALLY ILLUMINATED LED PAN CHANNEL LOGOS ON THE EXPOSED RACEWAY		
	Z24-009	6200 MCMAHON DR	Angel Anguiano	Zoning Administrator
			Aanguiano@cityofsacramento.org	
		Approved 02/18/2025		
		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.		
Waiting				
	DR23-193	8647 FOLSOM BLVD	Armando Lopez	Staff
			916-808-8239 ALopezJr@cityofsacramento.org	
		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.		
	DR24-144	8905 ALDER AVE	Sarah Scott	Staff
			916-808-2688 sscott@cityofsacramento.org	
		Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	DR24-195	3316 RAMONA AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		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.		
	DR24-234	8555 MORRISON CREEK DR	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Applicant is submitting for SPDR for grading and site improvements for a manufacturing business		
	Z23-063	7431 38TH AVE	Angel Anguiano Aanguiano@cityofsacramento.org	Zoning Administrator
		Request to subdivide a 0.47 acre parcel into three parcels and Site Plan and Design Review of the map and three single-unit dwellings with a deviation to minim lot width standards for corner lots in the Single-Unit Dwelling (R-1) zone.		
	Z24-056	8140 36TH AVE	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Zoning Administrator CUP to propose cannabis non-store front delivery. Interior wall creation.		
	Z24-083	5801 ALDER AVE	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	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.		
	Z24-105	8151 FRUITRIDGE RD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	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	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	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.		
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	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		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.		
	DR24-225	1141 VALLEJO WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		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.		
	DR24-241	2741 MUIR WAY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		the construction of a single family residence with an attached accessory dwelling unit		
	DR25-009	2160 MARSHALL WAY	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site plan and Design Review to repair and rebuild fire-damaged single-unit dwelling on a 0.08 acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. SPDR requested by Bruce Monighan.		
	DR25-013	1700 BROADWAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to remodel existing commercial building into an office space and five dwelling units in the General Commercial Zone (C-2-SPD) within the Central City Special Planning District and Design Review Area.		
	DR25-019	4850 FREEPORT BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for proposed exterior remodel to an existing commercial building on a 4.51-acre parcel in the General Commercial (C-2-EA-4) zone within the Executive Airport Overlay Zone and the Citywide Design Review Area.		
	DR25-037	2538 SAN FERNANDO WAY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Install new deck attached to front of home 90 sf using Trex decking system. Installing 12 squares of siding and 1 entry door		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	P24-020		Angel Anguiano AAnguiano@cityofsacramento.org	Planning and Design Commission
		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.		
	P24-028	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 patio enclosure addition on southern elevation. REVIEWED UNDER A SEPERATE PERMIT: 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 historic 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				

(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				
	DR25-005	104 SOUTHLITE CIR	Kevin Valente	Staff
	Approved 02/19/2025	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.	916-372-6100 KValente@raneymanagement.com	
	SIG-2503127	7485 RUSH RIVER DR 720		
	Preview Approved 2/21/2025	Installation of (1) set of face lit channel letters on ACM backer panel		
Waiting				
	DR25-018	1528 9TH AVE	Armando Lopez	Staff
		Site Plan and Design Review for an exterior facade modification to an existing single-unit dwelling on a 0.14-acres in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	916-808-8239 ALopezJr@cityofsacramento.org	
Council District - 8				
In Progress				
	DR21-183	7543 WAINSCOTT WAY	Angel Anguiano	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.	916-808-5519 AAnguiano@cityofsacramento.org	
	DR24-153		Sarah Scott	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.	916-808-2688 sscott@cityofsacramento.org	
	DR24-154		Sarah Scott	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.	916-808-2688 sscott@cityofsacramento.org	
	DR24-236	8203 DELTA SHORES CIR	Sarah Scott	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.	916-808-2688 sscott@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	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 ±0.75-acres into 12 parcels, with a deviation to street design standards to allow for the construction of a half-street, and Site Plan and Design Review of the map and construction of 12 single-unit dwellings, and associated site improvements with deviations to minimum front and interior-yard setbacks, minimum lot size and depth, maximum lot coverage, and bulk control, 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.		
	Z24-104	7850 24TH ST	Sierra Peterson SPeterson@cityofsacramento.org	Zoning Administrator
		Request for 1) Tentative map to subdivide 535 parcels across 58.3-acres; and 2) Site Plan and Design Review to review the tentative map layout and fencing plan.		

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