

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 3/27/2025

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				
	DR25-058		Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
Site Plan and Design Review to modify the 21.37-acre Panhandle 180 subdivision lots 137 and 138 to reduce the interior setback to 4 feet resulting in a deviation 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 and DR25-002.				
	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.		
	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
	DR23-250	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
	DR24-252	1801 WOOLLEY WAY 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR24-254	803 BLAINE AVE 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-036	1559 STRADER AVE 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-043	1535 GRAND AVE Site Plan and Design Review to construct one single-unit dwelling and detached accessory dwelling unit per parcel, on two adjacent vacant 0.09-acre lots in the Limited Commercial Zone (C-1) within the Del Paso Heights Design Review District.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-049	1553 NOGALES ST Request for Site Plan and Design Review to construct a new single-unit dwelling with an attached ADU on an approx. 0.08-acre parcel in the Multi-Unit Dwelling Zone (R-3) within the Del Paso Heights Design Review District.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	DR25-056	1511 DEL PASO BLVD	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
		A request for 1) Site Plan and Design Review for the construction of a 10,472 square foot multi-unit dwelling consisting of 53 units and related site improvements on a vacant 0.34 acre parcel in the General Commercial (C-2-SPD) and Del Paso/Arden Way SPD.		
	DR25-060	1352 NOGALES ST	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish fire damaged home and construct a new 916 square foot residence in the R-1 zone in Del Paso Heights Design Review District.		
	DR25-062	1156 RIVERA DR	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		MMH - Site Plan and Design Review to construct two duplexes on a 0.17-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Del Paso Heights Design Review District.		
		General Plan has a maximum FAR 1. 1. PROPOSED 2-STORY 2 UNIT MMH BLDG. 1 (UNITS 1 & 2) 2. PROPOSED 2-STORY 2 UNIT MMH BLDG. 2 (UNITS 3 & 4) 3924 square feet		
	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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	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.		
	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.		
	Z24-055	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; and 2) Site Plan and Design Review for the construction of 6 single-unit dwellings with deviations to exceed lot depth requirements of the R-1 Zone.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-024	2164 ACOMA ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for 1) Conditional Use Permit to establish cannabis production (cultivation), in an existing 2,798-square-foot warehouse building on a 0.16-acre parcel in the Light Industrial (M-1-SPD) zone and 2) Site Plan and Design Review for minor exterior improvements to the existing building.		
	Z25-027	1436 AUBURN BLVD		Staff
		CUP Minor Modification requesting an extension of the existing Production and Retail CUP's expiration date, P22-005		
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.		
	DR23-141	3330 MARYSVILLE BLVD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		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.		
	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).		
	DR24-022	2752 OAKMONT ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 02/16/2024	Applicant is proposing 4 new SFRs and 4 ADUs on 4 parcels		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	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.		
	DR24-216		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.		
	DR25-042	930 BLAINE AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct 4 duplex dwellings and one single-unit dwelling on a 0.5-acre parcel with an existing single-unit dwelling for a total of 10 units utilizing the Missing Middle Housing ordinance in a Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-052	1174 ARCADE BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a new two-story residential home on a 0.27-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	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.		
	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				
	DR25-023	428 W SILVER EAGLE RD	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 495 square foot addition to a single-unit dwelling on a 0.1-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. The addition includes a new primary bedroom with bathroom and walk-in closet. 575 square foot attached garage 592 square foot ADU TOTAL NEW CONSTRUCTION: 1,662 sq. ft.		
	DR25-061	959 ROBINS NEST PL		Staff
		Missing Middle Housing. Site plan and Design Review to propose a 3244 square foot Detached Duplex and (1) Attached ADU in the R-1 zone in Citywide Design Review District on .28 acre. General Plan FAR is 1 (12136 sq ft.) It was determined that the front setback is taken from Thelma Avenue. Robins Nest PI is an easement.		
	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
<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>				
	P24-034		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
<p>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.</p>				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	P25-004	0 ROSIN CT	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for 1) PUD Schematic Plan Amendment and 2) Site Plan and Design Review for the construction of a new 58,717 square foot, four-story hotel with 110 guest rooms on two vacant parcels totaling 2.35 acres in the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone.		
		Request requires Planning and Design Commission level review.		
	Z24-030 Approved 03/13/2025	3501 NORTHGATE BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		A request for: 1) Conditional Use Permit Major Modification to change from an ABC Type 20 (Beer/Wine) License to a Type 21 (General) License in an existing gas station convenience store located in the Shopping Center (SC-PUD) zone and within the Natomas Gardens PUD.		
		The Type 20 License CUP was approved by City Council on November 18, 1997 (P97-001).		
	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.		
	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.		
	Z25-029	1661 GARDEN HWY		
		Applicant is applying to construct a new 4,808 sf office building at 1661 Garden Highway. Requires CUP Major Modification to deemed CUP.		
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.		
Council District - 4				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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
	DR24-253	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
	DR25-024	926 22ND ST Site Plan and Design Review to replace 6 dark brown metal sash casement and single-hung windows with white vinyl single-hung windows in a low-rise apartment building on a 0.3 acre parcel in the General Commercial Zone (C-2 SPD) within the Central City Special Planning District and the Central City Design Review Area. Work has been completed without permit. HDB case #: 24-029243.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	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.		
	DR25-041	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.		
	DR25-063	864 48TH ST		Staff
		Site Plan and Design Review to request to demolish existing home and construct a new 2687 square foot residential home and convert detached garage to a 267 square foot ADU in the R-1 zone in Citywide Design Review district.		
	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.		
	PB24-025	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.		

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

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

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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>		
	PB25-010	1117 24TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		<p>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.</p>		
	PB25-011	2019 I ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		<p>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</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	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. 		
	PB25-015	316 15TH ST		Staff
		Residential replacement of 10 vinyl windows with approved fiberglass windows in the Old Washington School Historic District. CODE CASE		
	PB25-016	509 21ST ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Applicant is submitting for a like-for-like front stair replacement for 509 21st St, which is a contributing resource in the Boulevard Park Historic District.		
	PB25-017	1931 21ST ST		Staff
		Site Plan and Design Review to construct a residential 1-car garage, new deck stair, new wood fences and steel access gates at rear and side of property in the C-2-SPD zone in Poverty Ridge Historic District and a Historic Landmark structure on a .2 acre lot.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-018	809 U ST		Staff
		Missing Middle Housing - Proposed single family unit with ground floor attached ADU in R-1B-SPD zone in South Side Historic District on a 1573 square foot lot. Parcel was subdivided under Z24-069. FPM25-0003 is submitted but not finalized. Application submittal was approved by Matt Sites as is.		
	PB25-019	1230 J ST		Staff
		Applicant is submitting to modify exterior windows and doors at 1230 J St, which is a Historic Landmark building. Requires Minor Commercial SPDR.		
	Z22-078	5900 ELVAS AVE	Sierra Peterson	Zoning Administrator
		916-808-7181 speterson@cityofsacramento.org 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	Zoning Administrator
		916-808-7181 speterson@cityofsacramento.org 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	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	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		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.		
	Z25-009	2412 H ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-011	700 L ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		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.		
	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	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	
		Request to expand the Ivy Ridge Assisted Living facility on a 0.44-acre site within the Single-Unit Dwelling (R-1-SPD) zone, the Central City Special Planning District (SPD), and the Poverty Ridge historic district. This request requires director-level review of a Major Modification to a Deemed Conditional Use Permit for a residential care facility and Site Plan and Design Review for alterations to landmark and contributing property to a historic district.		
	Z25-023	1512 Q ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request for a Tentative Map to subdivide a 0.15-acre into two lots in the Residential Mixed Use (RMX-SPD) zone, Central City Special Planning District (SPD), and the Fremont Park Historic District; and Site Plan and Design Review for review of the tentative map layout and construction of a nine multi-unit dwellings. This request requires director-level review.		
Approved				
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Approved				
	DR25-020 Approved 03/26/2025	1576 53RD ST 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).	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-055 Approved 03/25/2025	1525 37TH ST Site Plan and Design Review for the demolition of an existing detached garage and minor design modification for the construction of a new detached garage previously approved under DR23-069 on a 0.18-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	PB24-017 Approved 03/20/2025	2718 G ST The applicant is requesting to demolish an accessory annex building to allow for the restoration and adaptive reuse of the historic Marshall School building into a 36-unit residential apartment complex and construction of 12, two-story duplex dwellings, 10 surface parking stalls, and associated site improvements. This request requires director-level review of 1) Site Plan and Design Review for the demolition of an accessory structure, adaptive reuse and alterations of a historic resource to convert the building into a residential development consisting of 36 multi-unit dwellings, and construction of 12 duplex dwellings, 10 parking stalls, and associated site improvements with a deviation to minimum garage size standards within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD); and 2) Tree Permit for the removal of two private-protected trees.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Preservation Director
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR22-060	201 N ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Design Director
	DR22-212	1300 U ST Applicant is proposing to add fencing and a 1615 sf vehicle maintenance building to an existing parking lot.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR23-117	3215 L ST 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR23-199	 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.	Zach Dahla 916-808-5584 zdahla@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
	DR24-139	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
	DR24-164	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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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
	DR25-021	701 L ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR25-026	3551 ELVAS AVE 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR25-031	2124 J ST 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).	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-039	2415 K ST 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-050	1402 51ST ST Site Plan and Design Review to demolish a detached garage and construct a 1st and 2nd floor addition and remodel along with an attached garage to an existing single-unit dwelling on a 0.3-acre parcel in the Single-Unit Dwelling (R-1) Zone within Citywide Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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.		
	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 916-808-5880 HFeuss@cityofsacramento.org	Preservation Director (SFR/DUP)
		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	Z20-020	1 CAPITOL MALL	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Zoning Administrator
Request to exceed the allowed sign square-footage and number of attached signs in the C-3 SPD. This request requires Zoning Administrator Variance.				
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Council District - 5				
In Progress				
	DR24-093	3200 STOCKTON BLVD	Michael Crampton MCrampton@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.				
	DR24-173	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>		
	DR25-003	148 OTTO CIR	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		<p>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.</p>		

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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
	DR25-038	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	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-057	3817 35TH ST (N) 2 STRUCTURES 4 UNITS MMH	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	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
	P24-035	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
	PB24-015	3500 BROADWAY 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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	Z25-005	5240 FRANKLIN BLVD 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.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	Z25-018	114 OTTO CIR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
Conditional Use Permit Minor Modification (of P 11-057, previously modified by Z17-254), to change conditions of approval restricting hours of operations and requiring two onsite security guards. The project site contains a 2,643-square-foot storefront medical cannabis dispensary in an existing 5,000-square-foot dual-tenant industrial building, on approximately 0.37 acres in the Light Industrial Executive Airport Overlay (M-1S-EA-4) zone.				
Approved				
	DR25-054	7141 WOODBINE AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Approved 03/20/2025 Minor Modification to DR23-109. Request to relocate the previously proposed exterior stairs to the interior of the building.				
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.				
	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.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	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.		
	DR24-244	3807 4TH AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		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).		
	P24-031	5065 24TH ST	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
		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).		
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		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	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
	DR25-048	8581 FOLSOM BLVD 24 Applicant is proposing to expand the existing parking lot at 8581 Folsom Blvd. by adding 45 additional paved parking spaces. Design Guidelines Checklist not required per Karlo Felix.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-053	8475 JACKSON RD Request for Site Plan and Design Review to install new perimeter fencing and gates on an approx. 8.39-acre parcel in the General Commercial Zone (C-2-SWR-SPD) within the Folsom Blvd East SPD and Citywide Design Review District.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-064	8117 14TH AVE Request for Site Plan and Design Review to construct a new parking lot and upgrade an existing parking lot on an approx. 2.22-acre parcel in the General Commercial Zone (C-2-SWR) within the Citywide Design Review Area. Previously approved under DR22-237.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	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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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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).		
	Z24-021	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	Robert W. Williams 916-808-7686 rwwilliams@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.		
	Z25-017	8388 ROVANA CIR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	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.		
	Z25-021	8393 FOLSOM BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		Request to modify the drive-through at an existing Starbucks granted under record no. P01-147 within the General Commercial (C-2-SPD) zone and the Folsom Boulevard East Special Planning District (SPD). This request requires director-level review of a modification to a Deemed Conditional Use Permit and Site Plan & Design Review of the improvements.		
	Z25-022	6301 ELDER CREEK RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		A request for a Major Modification to the Conditional Use Permit to construct a new approx. 3,547 square foot sanctuary building that is ancillary to existing religious facility on approximately 1.59 acres in the Single-Unit Dwelling (R-1) zone.		
	Z25-028	8834 ELDER CREEK RD D		Zoning Administrator
		Zoning Administrator Conditional Use Permit (CUP) for a commercial cannabis production to include manufacturing and distribution uses in the M-1S zone in Citywide Design Review District.		
Approved				
	DR25-025	8699 EVERGLADE DR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	Approved 03/24/2025	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
	Approved 03/24/2025	Site Plan and Design Review for a single-unit dwelling addition on a 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Approved				
	DR25-040	6050 88TH ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 03/19/2025	Site Plan and Design Review for the installation of two rolling vehicle gates and three pedestrian gates on a 16.9-acre parcel in the Heavy Industrial Zone (M-2S).		
	SIG-2423862	7901 14TH AVE		
	Preview Approved 3/28/2025	3 sets of .5" thick White PVC will be routed out to create the logos. Holes will be drilled in the wall and individual letters/ pieces will be mounted using matching studs and reinforced with silicone		
Waiting				
	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.		
	DR24-144	8905 ALDER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		
	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.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	Z24-083	5801 ALDER AVE Conditional Use Permit to establish cannabis production (cultivation), within four existing 16,000-square-foot buildings, with a proposed addition of 5,402 square feet to connect the two north buildings, for a total of size of 69,402 square feet, on a 3.00-acre parcel in the Heavy Industrial Zone (M-2S). Site Plan & Design Review for the new connecting addition and for minor exterior renovations.	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
	Z25-004	8130 36TH AVE 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.	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
Council District - 7				
In Progress				
	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
	DR25-037	2538 SAN FERNANDO WAY Install new deck attached to front of home 90 sf using Trex decking system. Installing 12 squares of siding and 1 entry door	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-051	22 RIVERSHORE CT Site Plan and Design Review to extensively remodel the interior and exterior of a single-unit dwelling on a 0.23-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Scope of work includes the demolition of existing swimming pool, flatwork, and portions of existing dwelling; and construction of a 2,545 sq. ft. addition, 294 sq. ft. cabana, swimming pool and flatwork.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	P24-020	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.	Angel Anguiano AAnguiano@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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.		
	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.		
Waiting				
	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.		
	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.		

(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 - 8				
In Progress				
	DR21-183	7543 WAINSCOTT WAY 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.	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Staff
	DR24-153	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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR24-154	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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR24-236	8203 DELTA SHORES CIR 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	P24-022	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.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
	P25-005	1922 COSUMNES RIVER BLVD Ground-up, drive-thru restaurant for Raising Cane's Chicken Fingers.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	Z24-058	7809 COTTON LN 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.	Angel Anguiano AAnguiano@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	Z24-087		Michael Crampton MCrampton@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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