

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 1/28/2026

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District -				
In Progress				
	P21-017	0 UNKNOWN	Matthew Aijala 916-808-7176 maijala@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.				
Council District - 1				
In Progress				
	DR25-146		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct 214 single-unit dwellings on approx. 31.18 acres of the Panhandle Villages 6 and 7 (Lower East Village) within the Single-Unit Dwelling or Duplex Dwelling Zone (R-1A-PUD) and Panhandle PUD. Map approved under Z22-054. Final map in review under FPM25-0027.				
	DR25-165		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct 165 single-unit dwellings on an approximately 39.82-acre parcel in the Single-Unit Dwelling and Single-Unit or Duplex Dwelling Zones (R-1,R-1A-PUD) in the Panhandle Planned Unit Development (Cononelos subdivision approved under Z23-043) and design review area.				
	DR25-186		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Site Plan and Design Review (SPDR). The proposed scope of work on this site includes New single family homes ranging from one and two story with attached garages complying with Panhandle PUD design guidelines. The homes are divided into two different series to accommodate the different lot sizes - Echo (45'x100' lots) and Luna (55'x100' lots). Series 1- Echo consists of (3) different home plans with three different elevation styles each. Series 2- Luna consists of (4) different home plans with three different elevation styles each. Homes in both series propose the following elevation styles: 1. Modern Prairie- Elev A 2. Craftsman- Elev B 3. Farmhouse- Elev C				

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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1 In Progress				
	DR26-007	Kevin Valente 916-372-6100 KValente@raneymanagement.com		Staff
		Site Plan and Design Review to request to remove 3 dumpster enclosures, modify concrete-work, and modify landscaping in the EC-50-PUD zone in Citywide Design Review in the Provence Townhome Development. NATOMAS CROSSING #3 PUD. Zach had pre-app to determine Application submittal and fees. Submittal approved by Zach.		
	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).		
	P22-046	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.		
	P24-008	2380 DEL PASO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Request for 1) Rezone from EC-40-PUD to SC-PUD; 2) Planned Unit Development amendment; 3) PUD Schematic Plan amendment; 4) Tentative Map; and 5) Site Plan and Design Review for the construction of 229,400 square feet of residential and commercial development including the construction of 140 multi-unit dwellings on a 18.5 acre parcel in the EC-40 (Employment Center) zone and Del Paso Road PUD.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	P25-015	2290 DEL PASO RD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for a 1) Rezone of 5.8 acres from the Employment Center (EC-50-PUD) zone to the General Commercial (C-2-PUD) zone; 2) PUD Schematic Plan Amendment to amend the Natomas Crossing Planned Unit Development; 3) Tentative Subdivision Map to subdivide 3 parcels of approximately 8.12 acres into 7 parcels; and 4) Site Plan and Design Review for the construction of two 6,300 square foot retail buildings, one 9,000 square foot office building, and associated site improvements.		
	P25-030	4451 EL CENTRO RD		Planning and Design Commission
		A request for: 1) Planned Unit Development Amendments to the Point West Plaza PUD Guidelines to establish regulations for residential developments and Schematic Plan to designate the residential portion of the site for residential uses; 2) Tentative Subdivision Map to subdivide the 44.9 gross acre project site into a total of 251 lots including 7 commercial lots, 215 residential lots, and 29 common lots; 3) Conditional Use Permits to authorize 3 drive-through restaurants; a 6-pump (12 fuel positions) gas station with carwash; and Single-Unit Dwellings in the Shopping Center (SC) zone; and 4) Site Plan and Design Review of the tentative map layout and construction of the 215 detached residential units and 186,250 square feet of total commercial development (13 buildings) and associated site improvements.		
	Z25-078	486 PINEDALE AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Staff
		A request for: 1) Tentative Subdivision Map to subdivide a 1.44-acre parcel into two (2) lots within the Single-Unit Dwelling (R-1) zone.		
		Existing residence on proposed Parcel 1 to remain. Existing structure on proposal Parcel 2 is to be removed.		
	Z25-108	741 CLAIRE AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Parcel Map to subdivide one approximately 0.48 acre parcel, developed with 2 detached single-unit dwellings into 4 parcels in the Limited Commercial (C-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwellings. The existing dwellings will be retained, and no new construction is proposed. Requires Director level review.		
Waiting				
	DR25-198	5449 DASCO WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct an attached rear-yard covered patio and sunroom on an approx. 0.15-acre parcel in the Single-Unit Dwelling Zone (R-1-PUD) within the Northpointe Park PUD.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
Waiting				
	DR25-200	4721 KELTON WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org remove existing 50 ft pole and install new stealth 60 ft pole with related equipment	Design Director
Council District - 2				
In Progress				
	DR22-090	3330 DOUGLAS ST	DR Intern 916-808-5924 drintern@cityofsacramento.org 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.	Staff
	DR25-072	2935 RIO LINDA BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org Applicant is submitting for SPDR for 6 new dwelling units 6040 sf. requires deviation for substandard rear setback	Design Director
	DR25-163	1339 CANNON ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org Site Plan and Design Review to construct a 520 square foot detached accessory building on a 0.17-acre residential parcel in the Single-Unit Dwelling Zone (R-1) within the North Sacramento Design Review District.	Staff
	DR25-174	2138 DEL PASO BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org Demolish entire existing dental clinic building. Construct new dental clinic building to replace existing. The new building is approximately 3,554 S.F., 21 feet high, and 1 story.	Staff
	DR25-204	3008 RIO LINDA BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org Request for Site Plan and Design Review to construct 16 multi-unit dwellings on an existing 0.76-acre vacant lot in the Multi-Unit Dwelling Zone (R-2B-R) within the Citywide Design Review Area.	Staff
	DR25-206	3030 RIO LINDA BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org Request for Site Plan and Design Review to construct 11 multi-unit dwellings on two existing vacant parcels totaling 0.54-acres in the Multi-Unit Dwelling Zone (R-2B-R) within the Citywide Design Review Area.	Staff
	DR25-236	53 MORRISON AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org A request for 1) Site Plan and Design Review to expand an existing truck parking lot to an adjacent 3.05-acre vacant lot in the Light Industrial (M-1S-PUD) zone and within the Norwood West Planned Unit Development. Improvements include a new parking lot, lighting, fencing, and landscaping.	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	DR25-238	2594 BEAUMONT ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a duplex on an existing vacant parcel of approx. 0.19-acres in the Multi-Unit Dwelling Zone (R-2B) within the North Sacramento Design Review Area.		
	DR26-001	2670 LAND AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a parking lot of 83 stalls on an approx. 13-acre parcel in the Light Industrial Zone (M-1) within the North Sacramento Design Review Area.		
	DR26-004	1800 VINCI AVE	Deja Harris 916-808-5853 DHarris@cityofsacramento.org	Staff
		A request for: 1) Site Plan Design Review to develop a heavy truck storage use on a vacant parcel of approximately 7.2 acres in the Light Industrial (M-1-R) zone and Citywide Design Review Area.		
	DR26-008		Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the non-permitted construction of two dry storage hangar buildings on a 2.5-acre parcel in the Light Industrial (M-1(S)) zone within the Citywide Design Review Area.		
	DR26-011	3844 WILLOW ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Extension of the previously approved Design Review Entitlement (DR19-245).		
	DR26-013	3601 DRY CREEK RD		Staff
		Request for SPDR for existing unpermitted accessory structure on .15 acre lot in the R-1 zone in the North Sacramento Design Review Area. Citizenserve CODE CASE FILE #: 20-026523		
	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				
	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.		
	P25-011	3560 DEL PASO BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for 1) Conditional Use Permit to establish alcoholic beverage sales, off-premises consumption (Type 21 Beer Wine and Spirits) in an existing 1,600-square-foot convenience store on a 0.22-acre parcel in the Light Commercial (C-1) zone.		
		The current store operates under a deemed approved CUP, with an existing type 20 license. Request requires approval by the Planning and Design Commission.		
	P25-022	1950 ARDEN WAY	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for a 1) PUD Schematic Plan Amendment to amend the Point West PUD; 2) Conditional Use Permit to construct two drive-through restaurants on two parcels of approximately 2.92-acres; and 3) Site Plan and Design Review for the construction of a 2,600 square foot drive-through restaurant, 3,150 square foot drive-through restaurant and a 6,000 square foot commercial building and the demolition of an existing 30,235 square foot commercial building in the Shopping Center (SC-R-PUD) zone and Point West Planned Unit Development (PUD).		
		Requires Planning and Design Commission level review.		
	P25-024	2685 RIO LINDA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		CUP to secure a type 20 beer and wine permit for an existing "Sams Market"		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	P25-029	1957 RAILROAD DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Planning and Design Commission Conditional Use Permit to establish a new non-storefront delivery within 600' of a childcare center. A CUP modification to existing production use to change the square footage allowance per cannabis use type. The following request is for Suite D only.		
		Checked with Thomas Vogt regarding Cultivation cap. Checked with Zach Dahl regarding childcare.		
		Seta has a head start program at 947 Del Paso Blvd for infant to 5 year old children at about 570'. Open M-F. (Called to verify.)		
		Z18-062, Z19-140, Z22-023		
	P26-001	4200 NORWOOD AVE		Planning and Design Commission
		A request for:1) Conditional Use Permit to allow for the sale of beer, wine, and spirits (Type 21 ABC License) for off-site consumption within an existing gas station convenience store in the General Commercial (C-2-R) zone. Requires Planning and Design Commission approval.		
	Z22-003		Zach Dahlia 916-808-5584 zdahlia@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 measuring 4.82 acres into 32 residential lots; 2) Tentative Map Design Deviation to required public street frontage and street intersection offset design; 3) Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width 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.		

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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 and distribution), and a cannabis dispensary (delivery-only) in an existing 2,786-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.		
	Z25-053	2200 DOWNAR WAY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide 1 parcel into 18 parcels, including 17 residential parcels and 1 parcel for a detention basin; and 2) Site Plan and Design Review for review of the map with deviations to minimum required lot depth and front-yard setback requirements; and for the construction of 16 new single-unit dwellings. Existing residential buildings on Lot 1 to remain.		
	Z25-054	5016 ROSE ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Parcel Map to subdivide one approximately 1.32 acre parcel, developed with 1 single-unit dwelling into 4 parcels in the Single-Unit Dwelling (R-1) 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 with a lot deviation to exceed the maximum lot depth requirement. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		
	Z25-056	628 SOUTH AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 5 parcels in the Single-Unit Dwelling (R-1-SPD) Zone and within the Del Paso Nuevo SPD 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-063	4217 WINTERS ST	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		1) Conditional Use Permit (CUP) for commercial uses exceeding 50% of building square footage in the Residential Mixed Use (RMX) zone; 2) Tentative Subdivision Map to subdivide a vacant 3.27 net acre parcel into 45 new lots, including 42 lots for single-unit attached residential development, one lot for mixed-use commercial and residential development, one lot for a private alley, and one lot for a detention basin; 3) Tentative Map Design Deviation to required public street frontage; 4) Site Plan and Design Review for the construction of a 42-unit residential subdivision consisting of 5 five-plex buildings (10,863 gross square feet each), 4 four-plex buildings (8,670 gross square feet each), and 1 detached dwelling (2,270 gross square feet); and a 15,740-square-foot mixed-use commercial and residential development consisting of three buildings including 8,132 square feet of commercial space, and 8 dwelling units totaling 7,338 square feet with deviations to exceed the maximum allowed front-yard and street side-yard setback and to reduce the minimum required rear-yard setback in the Residential Mixed Use zone and McClellan Heights and Parker Homes Special Planning District (RMX-SPD); and 5) Tree Permit for the removal of 2 private protected trees.		
	Z25-075	1021 FEE DR	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Staff
		NRA Recission mod to replace with GNA		
	Z25-104	1504 EL CAMINO AVE		Staff
		A request for a Conditional Use Permit Minor Modification to an existing cannabis production permit to remove 146 square feet of manufacturing within a 6,014-square-foot suite in an existing 15,244-square-foot industrial building in the Light Industrial (M-1) zone. The suite is currently approved for 5,868 square feet of cannabis distribution. With this modification, the full 6,014 square feet of the suite would be dedicated to cannabis distribution.		
		Previous approvals under Z20-082 and Z18-106.		
	Z26-004	4851 WARREN AVE		Staff
		Request for Time Extension of Approved Tentative Map Z22-063.		
		A request for: 1) Tentative Map to subdivide one approximately 2.5 acre parcel, developed with 3 single family dwellings into 10 lots in the Single Unit Dwelling (R-1) Zone and 2) Site Plan and Design Review for review of the Tentative Map.		
Approved				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Approved				
	Z25-067	1021 FEE DR	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
Approved 01/20/2026		The proposed scope includes modifying the floor plan and square feet allocations to an existing cannabis cultivation/distribution facility at 1021 Fee Drive to accommodate a cannabis microbusiness. Currently, the operation is an existing and operational cannabis cultivation/distribution. Applicant requests the addition of 752 sq ft of nonvolatile cannabis manufacturing, and to decrease the square footage of cannabis cultivation to 16,881 sq ft, and increase the sq ft for distribution to 1662 sq ft. No interior or exterior modifications proposed as site is already built out to accommodate the additional manufacturing use.		
		Existing: 18,914 sq ft of cannabis cultivation, 831 cannabis distribution = 19,745 Proposed: 17,061 sq ft cannabis cultivation, 1662 cannabis distribution, 752 non volatile manufacturing= 19,475		
	Z25-094	1500 EL CAMINO AVE A	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
Approved 01/20/2026		Proposal to expand the square footage for cannabis distribution activity to Suites J & G.		
		Ck Distribution, Inc. requests to modify the previously approved CUP for a cannabis distribution, cultivation, and manufacturing facility (Z17-142 & Z21-067). The proposed modification requests to increase the area approved for cannabis distribution from 10,000 sf to 18,300 sf and to expand distribution activity to include Suites J & G.		
CANNABIS USE TYPE				
		Z17-142	Z21-067	NEW REQUEST
		Total Building Area:	18,300 sf	18,300 sf
		Cultivation Area	7,000 sf	7,000 sf
		Manufacturing Area:	2,500 sf	1,300 s
		Distribution Area:	2,400 sf	10,000 sf
				18,300 sf
The attached site and floor plans detail the expansion of the premises into Suites J & G				
Waiting				
	DR24-216		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
		Request for 1) Site Plan and Design Review to construct a warehouse with a deviation for the 6-foot high solid wall of masonry on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area and 2) A tree entitlement for the removal of five city trees.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	DR25-180	1441 SANTA ANA AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
The proposed project at 1441 Santa Ana Avenue, Sacramento, CA involves the installation of a 24x40 modular office building on a commercially zoned parcel (M-1S-R). The project is being submitted for Site Plan and Design Review.				
	DR25-224	1329 FEE DR	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Site Plan and Design Review to remodel exterior of an industrial complex on a 3.81-acre parcel in the Light Industrial (M-1) Zone within the Citywide Design Review District.				
	DR25-240	1801 WOOLLEY WAY	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Site Plan and Design Review to remodel the existing single-unit dwelling and include an office for auto sales on site on a 0.4-acre parcel in the Light Industrial (M-1) Zone within the Citywide Design Review District.				
	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.				
Council District - 3				
In Progress				
	P25-009	3540 DUCKHORN DR	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
A request for a 1) Rezone of 38.3 acres from the Employment Center (EC-50-PUD) zone to the Single Unit or Duplex Dwelling (R-1A-PUD) zone; 2) General Plan Amendment from Office Mixed Use (OMU) and Parks and Recreation (PR) to Neighborhood (N) and Parks and Recreation (PR); 3) PUD Schematic Plan Amendment to amend the Parkview/Riverview Planned Unit Development; 4) Tentative Master Parcel Map to create 6 master parcels; 5) Tentative Subdivision Map to subdivide 10 parcels totaling 38.3 acres into 275 residential lots, a 2.4 acre park site, a 4.1 acre detention basin and a 0.9 acre open space buffer; and 6) Site Plan and Design Review for review of the map layout with deviations to lot depth, and lot size.				
Request requires City Council approval.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	P25-010	3600 AIRPORT RD	Deja Harris	Planning and Design Commission 916-808-5853 DNHarris@cityofsacramento.org
		A request for: 1) Development Agreement; 2) Rezone from R-1A to R-1A-PUD 3) PUD Guideline and Schematic Plan Amendment 4) Tentative Subdivision Map to subdivide a 2.03 acre parcel into 32 lots ; 5) Site Plan and Design Review for the construction of 32 single-unit dwellings.		
		Request requires City Council level review due to the Development Agreement and the Rezone. Note: All lots are under 2,900 square feet and must comply with Missing Middle Housing Ordinance (OR 2024-0027).		
	P25-016	1251 CHUCKWAGON DR	Jose Quintanilla	City Council 916-808-5879 jquintanilla@cityofsacramento.org
		A request for: 1) General Plan Amendment to redesignate ±7.63 acres from Public/Quasi-Public to the Neighborhood (N) designation; 2) Site Plan and Design Review for a Missing Middle Housing (MMH) proposal construct a 136-unit apartment development totaling 134,798 square feet on one ±7.63-acre parcel in the single-unit dwelling (R-1) zone within the Citywide Site Plan and Design Review area.		
		This development includes 2 product types: 4 two-story, attached townhome buildings (16 units); and 10 three-story 12-plex buildings (120 units).		
		This project requires City Council approval.		
	P25-027	3590 AIRPORT RD	Sarah Scott	City Council 916-808-2688 sscott@cityofsacramento.org
		A request for a 1) Development Agreement; and 2) Site Plan and Design Review to demolish two existing structures and construct 70 multi-unit dwellings on an approx. 1.86-acre parcel in the Agricultural Zone (A) within the Citywide Design Review Area. This request requires City Council review and approval.		
	Z25-029	1661 GARDEN HWY	Jose Quintanilla	Zoning Administrator 916-808-5879 jquintanilla@cityofsacramento.org
		A Request for: 1. Conditional Use Permit Major Modification of a deemed Conditional Use Permit (CUP) to construct a new office building in the Flood (F) zone. 2. Site Plan and Design Review for the construction of a new 4,808-square-foot office building.		
	Z25-101	3801 NORTHGATE BLVD	Jose Quintanilla	Zoning Administrator 916-808-5879 jquintanilla@cityofsacramento.org
		A request for a Variance to allow an additional number of signs than permitted by SCC Chapter 15.148 in the Highway Commercial (HC) zone.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	Z25-110	3781 NORTHGATE BLVD	Deja Harris	Zoning Administrator 916-808-5853 DNHarris@cityofsacramento.org
A request for 1) a Conditional Use Permit (CUP) to establish tobacco retailing in a proposed convenience store; and 2) Site Plan and Design Review for the construction of a gas station with four fuel islands (8 nozzles), a 4,761 square foot convenience store, and associated site improvements on approximately 1.43-acres in the Highway Commercial (HC-R) zone.				
Approved				
	P24-027	3801 GATEWAY PARK BLVD	Zach Dahlia	Planning and Design Commission 916-808-5584 zdahlia@cityofsacramento.org
Approved 01/22/2026		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.		
Waiting				
	DR25-210	2314 MORELL ST	Sarah Scott	Staff 916-808-2688 sscott@cityofsacramento.org
Request for site plan and design review to install a 1,040 square foot detached metal accessory structure on an approx. 0.53-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.				
	Z24-042	504 WINTERHAVEN AVE 1	Deja Harris	Zoning Administrator 916-808-5853 DNHarris@cityofsacramento.org
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				
	DR24-164	939 38TH ST	Sarah Scott	Staff 916-808-2688 sscott@cityofsacramento.org
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.				
(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 - 4				
In Progress				
	DR25-078	1207 40TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose the restoration and addition of 472 sqft first floor addition and 1010 sqft 2nd floor addition in the R-1 zone and Citywide Design Review District.		
	DR25-166	2101 K ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to remodel an existing building located on a 0.66-acre parcel in the General Commercial Zone (C-2-SPD) within the Central City Special District Plan and The Central City Design Review Area.		
	DR25-170	1228 H ST	Zach Dahlia 916-808-5584 zdahlia@cityofsacramento.org	Staff
		Applicant is proposing to convert a two-story office building into a three-story residential apartment complex consisting of 24 dwelling units. It is noted that the existing building runs almost flush with the adjacent properties. This request requires staff-level Site Plan and Design Review.		
	DR25-213	1225 SEVILLE WAY	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
		Site Plan and Design Review to construct a multi-unit dwelling consisting of 4 dwelling units on a 0.05-acre vacant lot in the General Commercial Zone (C-2-SPD) within the Alhambra Corridor Special Planning District and Design Review Area.		
	DR25-216	2700 J ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a minor exterior remodel and a parking lot revision in the C-2-SPD and located in Alhambra Corridor SPD Design Review District.		
	DR25-222	1619 R ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Applicant is requesting time extension of two years to start construction on the project approved by design review on record P20-023		
	DR25-225	5362 H ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct an outdoor patio space on an approx. 0.11-acre parcel in the General Commercial Zone (C-2) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	DR25-234	2200 FRONT ST INTERIOR REMODEL - DEMO INTERIOR NON LOAD-BEARING WALLS/DOORS. BUILD NEW INTERIOR WALLS, MODIFICATIONS TO PLUMBING, MECHANICAL, & ELECTRICAL, NEW LIGHTING, NEW FINISHES. EXTERIOR SITE UPGRADES - NEW PARKING, PATIOS, GAZEBO, FENCING, LIGHTING, LANDSCAPING. NO CHANGE IN USE. NO CHANGE IN SQUARE FOOTAGE.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR26-005	 Request for Site Plan and Design Review to construct two billboard signs on an approx. 35.45-acre parcel in the Central Business District Zone (C-3-SPD) within the Sacramento Railyards SPD and Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR26-010	3132 H ST Site Plan and Design Review to propose exterior work in the R-1 zone and Citywide Design Review. 1. REPAIR of FIRE DAMAGE at UPPER FLOOR ROOF STRUCTURE and WALLS. 2. DEMOLISH NON-HISTORIC STEEP PITCHED ROOF to REVEAL ORIGINAL LOWER PITCHED ROOF. 3. INTERIOR ALTERATIONS including KITCHEN and BATHROOMS. 4. EXPANSION of 1st FLOOR to SUPPORT UPPER SUN ROOM. 5. REPLACEMENT and RELOCATION of EXISTING GARAGE. (SEPARATE FUTURE PERMIT APPLICATION).	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Exempt
	DR26-014	 New single story SFR with attached garage. alley fronting.		Staff
	DR26-017	3415 N ST ADDITIONS TO EXISTING TWO STORY HOME. MAIN LEVEL ADDITIONS INCLUDE AN OFFICE AND NEW UTILITY ROOM. UPPER LEVEL ADDITION INCLUDES A NEW PRIMARY SUITE, SECONDARY BEDROOM, HALF BATH, AND FAMILY ROOM. SCOPE INCLUDES REFRAMING THE ROOF OVER THE EXISTING SECOND LEVEL.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	P19-023	6201 S ST	Zach Dahlia	Planning and Design Commission 916-808-5584 zdahla@cityofsacramento.org
		Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility, and Site Plan and Design Review of the master plan and telecommunication facility.		
	P24-007	324 ALHAMBRA BLVD	Zach Dahlia	Planning and Design Commission 916-808-5584 zdahla@cityofsacramento.org
		A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		
	P25-008	1125 ALHAMBRA BLVD	Sierra Peterson	Planning and Design Commission 916-808-7181 speterson@cityofsacramento.org
		Request for a five-story, 175,669 square foot, mixed-use building on a 0.867-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires PDC-level review of; Conditional Use Permit for mini-storage; Site Plan and Design Review for the demolition of three buildings, a new building, and associate site improvements with deviations to design guidelines; and a Tree Permit for the removal of private protected trees.		
	P25-019	1812 D ST	Sierra Peterson	Planning and Design Commission 916-808-7181 speterson@cityofsacramento.org
		Request to serve alcohol within an existing 2,600 square foot music studio within the Heavy Commercial (C-4-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of a Conditional Use Permit for a bar and Site Plan and Design Review for improvements to the front patio of the building.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	P25-028	924 8TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		Request to authorize the sale of alcoholic beverages for off-premises consumption within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of a Conditional Use Permit (CUP).		
	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 Dahlia 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.		
	PB25-025	616 13TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Major modification to the existing entitlement, To replace damaged exterior walls segments as per Walls Plan.		
	PB25-030	1220 F ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose remodeling of an existing masonry warehouse into dwelling units in the R-3A-SPD zone on a site with a historic landmark structure in Old Washington School Historic District.		
		Requesting Preservation incentives-Adaptive reuse density. Proposal will include (6) new residential dwelling units on two levels. First level includes bike storage, two residential units and waste disposal room. Second level includes four residential units. (2) Units on the front building approved under PB24-034. Sean said to take it in and Preservation will determine if they are meeting the incentive-adaptive reuse density. Sean said do not route to anyone at this time. Current Application is fine.		
	PB25-032	621 14TH ST	Hannah Taube htaube@cityofsacramento.org	Staff
		Site Plan and Design Review to replace stair materials due to dry rot at Landmark structure in Old Washington School District in R-3A-SPD zoning in Central City Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-033	1210 H ST	Hannah Taube htaube@cityofsacramento.org	Staff
		Site Plan and Design Review submittal for fire damage repairs which include replacing entire roof with manufactured trusses to match existing exterior appearance, replace roof sheathing, ceiling joists, shingles, gutters, wood siding, and windows to match existing in R-3A-SPD to a Historic Landmark in . Paint to match existing color scheme. All fire damage repairs will be like-for-like replacements to maintain the existing exterior appearance. Per Sean to take in as is with fees.		
	PB25-034	2519 P ST	Hazel Bess hbess@cityofsacramento.org	Staff
		NEW 241 SF ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE. ADDITION INCLUDES NEW PRIMARY SUITE WITH AN ENSUITE BATHROOM, AND LAUNDRY ROOM.		
	PB25-035	427 21ST ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to covert attic in the R-1B-SPD zone in Boulevard Park Historic District.		
	PB25-037	2519 P ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		NEW CONSTRUCTION OF THREE (3) MULTI-FAMILY UNITS WITH THREE (3) ATTACHED SINGLE-CAR GARAGES. LOWER LEVEL 2 BED 1 BATH UNIT WILL BE REVIEWED AS ADU. EXTERIOR FINISHES WILL BE COMBINATION OF STUCCO, LAP SIDING, BRICK, AND ASPHALT SHINGLE ROOFING TO MATCH SURROUNDING RESIDENCES AND COMPLY WITH CENTRAL CITY SPD AND WINN PARK HISTORICAL DISTRICT GUIDELINES. BUILDING WILL BE ACCESSIBLE FROM BOTH THE ALLEY AND P ST.		
	PB25-038	2230 CAPITOL AVE		Staff
		Site Plan and Design Review request for interior and exterior remodel at 2230 CAPITOL AVE, including ADU conversion of first floor, at contributing resource in Capital Mansions historic district on .07 acre lot in (R-3A) zoning within the Central City Special Planning District.		
	PB25-039	1319 20TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Exempt
		Enclose patio for use by the Federalist Public House; 27'x40'; Temporary fence; Temporary seating; No attachment to existing parking lot; No permanent alterations to existing parking lot.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-041	1328 19TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		SCOPE OF WORK IS LIMITED TO REMODELING OF AN EXISTING RESIDENCE AND REFRAMING FULL BACK WALL AND BACK POPOUT.		
	PB25-043	2118 26TH ST		Staff
		<p>Site Plan and Design Review to remodel existing residence in the R-1B-SPD zone in Newton Booth Historic District and a contributing resource. Requesting review of unpermitted work.</p> <p>There is a Housing Case on this Parcel. CitizenServe case #21-046861 . Got into condition and change to required after fees have been paid.</p>		
	PB25-044	1714 28TH ST		Preservation Director (SFR/DUP)
		<p>Project is a residential development of six (6) single-family residences at Quill Alley and 28th Street (1714 28th Street). The two lots (007-0342-012-0000 & 007-0342-009-0000) currently have a 1-story commercial building (on rear lot) and parking lot (front lot) facing 28th street.</p> <p>The new project proposes to wreck the existing commercial building and the existing parking lot.</p> <p>Proposed are six (6) detached, three-story, single-family residence units. Two (2) units are to be located on (APN: 007-0342-009-0000) and four (4) units to be located on (APN:007-0342-012-0000). Each unit will consist of two bath, two bedrooms, attached garage, rear patio and backyard space. No change to the existing property lines.</p>		
	PB25-045	2514 N ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a rehabilitation of the existing 1,253 square foot single-family residence in the R-3A-SPD zone in the Winn Park Historic District and a contributing resource. The scope of work proposes an interior remodel, new windows, new exterior siding, replacement of dry rot, and an expansion of the structure by 362 sq.ft at the back of the residence.		
	PB25-046	2604 P ST		Staff
		<p>HDB 25-027361: Plans not required:</p> <p>Full interior remodel to include new electrical wiring, lighting, outlets, switches, sub panels, water heater, HVAC split systems, cabinets & countertops, windows, plumbing fixtures, showers, flooring.</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB25-047	500 U ST		Staff
		<p>CLEAR HOUSING CASE FOR NON- COMPLIANT STAIRS AND DECK, WINDOWS CORRECTED, ADD 1 OFF STREET PARKING SPOT.</p> <p>1. REMOVE AND REBUILD FRONT AND SIDE STAIRS PER PLANS.</p> <p>2. MODIFY PICKET FENCE AND GATE AS NEEDED FOR SIDE STAIR LANDING.</p> <p>3. REMOVE REAR DECK AND 2 STORY STAIRS, REPLACE WITH NEW RECONFIGURED 2 STORY STAIRS AND LANDINGS WITH SHED ROOF OVER TO PROVIDE SHADE AND SOME PROTECTION. PAINTED WHITE RAILING WOODWORK AND COMPOSITE DECKING IN LIGHT GREY.</p> <p>4. REMOVE AND REPLACE VINYL WINDOWS WITH CASING TO MATCH HOUSE - 2 ON SOUTH SIDE, ONE ON NORTH EAST SIDE.</p> <p>5. ADD ON-SITE PARKING SPACE WHERE DECK USED TO BE USING EXISTING CURB CUT AND ADDING TO THE SOUTH TO FACE PARKING SPACE</p>		
	PB26-001	1518 Q ST		Staff
		<p>REQUEST FOR SITE PLAN AND DESIGN REVIEW TO CONVERT A SINGLE FAMILY RESIDENCE INTO A FOURPLEX IN THE RMX-SPD.</p> <p>CONVERT 2ND AND 3RD FLOOR TO 2 UNITS (1 AND 2). CONVERT 1ST FLOOR TO 2 ADDITIONAL UNITS (3 AND 4)</p> <p>NO EXTERIOR CHANGES TO THE FRONT.</p>		
	PB26-002	1504 U ST		Staff
		Request for SPDR to rehab fourplex with fire damage under Citizenserve case #24-027383, and raise basement ceiling to add two ADU units on .07 acre lot in the R-1B zone at Historic Landmark in the Central City Design Review Area.		
	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.		
	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.		

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(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-039	1373 48TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.19-acre site into two lots within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Tentative Map to split the property and Site Plan and Design Review of the tentative map with a deviation to lot size standards.		
	Z25-050	2718 G ST	Zach Dahlia 916-808-5584 zdahla@cityofsacramento.org	Staff
		Request to split the 1.18-acre historic Marshall School site into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property into three lots and Site Plan and Design Review of the tentative map layout.		
	Z25-064	2711 V ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		Request to split a 0.15-acre property within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to split the property into three lots , and Site Plan and Design Review of the tentative map layout with deviations to lot width, lot depth, and lot size standards.		
	Z25-070	2210 CAPITOL AVE	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre site and construct a duplex within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Capitol Mansions Historic District. This request requires director-level review of a Tentative Map to subdivide the property , and Site Plan and Design Review of the tentative map layout, demolition of a detached accessory structure, and construction of a duplex dwelling with deviations to rear-yard setback and minimum lot depth standards.		
	Z25-082	911 26TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to redevelop portions of four properties with a duplex, triplex, and parking lot within the Multi-Unit Dwelling (R-3A-SPD) and General Commercial (C-2-SPD) zones and the Central City Special Planning District (SPD). This request requires director-level review of: Tentative Map to split three properties into four lots; and Site Plan and Design Review of the tentative map layout, demolition of four structures, two new structures, and a parking facility with deviations to lot size, lot width, and setbacks.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-085	3000 T ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.29-acre site into two lots within Residential Office (RO-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires director-level review of: Tentative Map to split the site into two lots; Site Plan and Design Review of the tentative map layout.		
	Z25-095	11 7TH ST	Karlo Felix 916-808-7183 kfelix@cityofsacramento.org	Staff
		Request for an optional expansion of a previously approved 12,000-seat stadium to a 20,000-seat stadium within the Central Business District (C-3-SPD) zone and the Railyards Special Planning District (SPD). This request requires staff-level review of the following entitlements: 1) Modification to the Terms and Conditions of a Conditional Use Permit for an optional stadium expansion of a sports complex approved under record nos. P15-040 and Z25-042; and 2) Site Plan and Design Review for an optional expansion of a sports complex approved under record no. Z25-042 to a 20,000-seats stadium.		
	Z25-099	1500 MCCORMACK ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to establish an indoor HVAC and appliance recycler within an existing 13,034 square foot building within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires director-level review of a Conditional Use Permit for a minor recycling facility.		
	Z25-102	2211 F ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 1.14-acre property into two lots within the Limited Commercial (C-1-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property and Site Plan & Design Review of the tentative map layout.		
	Z25-103	315 N 10TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request that the current Neighborhood Responsibility Agreement (NRA) between the City and the operator be rescinded, and the NRA instead be satisfied through a proposed Good Neighbor Agreement (GNA). This request requires staff-level review of a Modification to the Terms and Conditions of a Conditional Use Permit.		
	Z25-107	318 U ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request to split a 0.22-acre site into six lots and construct six single-unit dwellings within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the South Side Historic District. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated improvements with deviations for lot size, lot width, and lot coverage.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-109	2415 K ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.29-acre site with 10 duplexes into 11 lots 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 property and Site Plan and Design Review of the tentative map layout.		
	Z26-001	1825 W ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	
		Request to split a 0.15-acre property into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot size, depth, and rear-yard setback.		
	Z26-003		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre property into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot depth and rear-yard setback.		
	Z26-005	1823 P ST		Zoning Administrator
		A tentative parcel map to subdivide the existing parcel into 2 parcels.		
 Note to Staff: No Historical Evaluation Required (Henry). Fees Verified by Karlo over Teams.				
	Z26-006	1117 24TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Zoning Administrator CUP to request to reestablish a 1,444 square foot salon within an existing building within the Multi-Unit Dwelling (R-3A-SPD) zone, and the Central City Special Planning District (SPD), and the Capitol Mansions historic district. This request requires director-level review of a Conditional Use Permit (CUP) to re-establish a nonconforming commercial service land use. Karlo Felix advised to take in as is.		
 Approved				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Approved				
	PB25-040	2009 T ST		Staff
	Approved 01/21/2026	REMODEL KITCHEN REFURBISH BATHROOM ADD BATHROOMS REPLACE ALL WINDOWS REPLACE ELECTRICAL PANEL REPAIR AND REPLACE WIRING AS NEEDED REPLACE HVAC REPAIR AND REPLACE PLUMBING AS NEEDED REPAIR DETERIORATED EXTERIOR ELEMENTS		
Waiting				
	DR22-060	201 N ST	Zach Dahlia 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.		
	DR23-199		Zach Dahlia 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.		
	DR25-129	1814 I ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish existing two-story mixed-use building and build a two-story residential multi-unit building consisting of five dwellings on a 0.15-acre parcel in the General Commercial Zone (C-2) within the Central City Special Planning District.		
		General Plan Land Use: Residential Mixed Use Minimum Residential Density Dwelling Units Per Net Acre: 33 Minimum Floor Area Ratio (FAR): 0.3 Maximum Floor Area Ratio (FAR): 8		
	DR25-193	1030 G ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to entitle unpermitted fencing and building modifications to an existing office building on a 0.19-acre parcel in the Residential Office Zone (RO-SPD) within the Central City Special Planning District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR25-227	622 50TH ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to remodel a one-story single-unit dwelling on a 0.15-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-237	1565 49TH ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct addition to single-unit dwelling on a 0.12-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	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 dethatched 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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.				
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.				
	DR26-006	3565 FLORIN RD		Staff
SITE PLAN AND DESIGN REVIEW TO REQUEST AND AFTER THE FACT REVIEW OF (8) EXISTING METAL STORAGE BUILDING FOR AUTOMOBILES ON EXISTING CAR LOT IN C-2 ZONE IN FLORIN RD CORRIDOR DESIGN REVIEW DISTRICT. Marcus said no CUP modification is required. Sarah said to take in as is.				
Previous files: DR25-167 VOIDED				
	P21-041	2380 16TH AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	City Council
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.				
	P24-031	5065 24TH ST	Michael Crampton 916-808-7686 MCrampton@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).				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	P24-035	4301 MACK RD		Planning and Design Commission
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.				
	P25-013	3815 FLORIN RD	Daniel Abbes Dabbes@cityofsacramento.org	Planning and Design Commission
A request to construct and operate a carwash on a ± 1.15-acre portion of a ±14.2-acre parcel within the General Commercial (C-2) zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish an auto service use within the C-2 zone and Site Plan and Design Review for the proposed building and site improvements.				
	P25-020	4301 MACK RD	Michael Crampton MCrampton@cityofsacramento.org	Planning and Design Commission
Revise PUD to include multi-family as a permitted use.				
	P25-025	4550 MACK RD	Michael Crampton MCrampton@cityofsacramento.org	Planning and Design Commission
Request for Conditional Use Permit for cannabis retail storefront dispensary at existing building located at 4550 Mack Rd				
	Z25-040	7282 FRANKLIN BLVD	Daniel Abbes dabbes@cityofsacramento.org	Staff
This project is a request to demolish a fire-damaged gas station convenience store, construct a new 1,800 square foot store, construct a new trash enclosure, and reconfigure on-site vehicle parking on a 0.38-acre site within the General Commercial (C-2) zone. The is no change to the existing fueling station or canopy. The request requires approval of a Conditional Use Permit Major Modification and Site Plan and Design Review entitlements.				
	Z25-055	5890 28TH ST	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
A request to subdivide a 0.43-acre parcel into 3 parcels in the Single-Unit Dwelling (R-1-EA-4) zone and Executive Airport Overlay Zone. The requested entitlements include: Tentative Map to subdivide one 0.43-acre parcel; and Site Plan and Design Review of the tentative map layout with deviations requested for maximum lot depth and minimum lot width.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	Z25-077	2900 WAH AVE	Michael Crampton MCrampton@cityofsacramento.org	Staff
A request for 1) Tentative Map to review the subdivision of a 5.03-acre parcel into 24 parcels within the Residential Mixed Use (RMX-EA-4) zone and Executive Airport Overlay zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 23 single-unit dwellings.				
	Z25-096	3654 1ST AVE	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
Request for Tentative Map review to divide one lot into 4, with a deviation for a minimum lot depth of 70ft on the two new east lots, and Site Plan and Design Review for the 8 new dwellings and 8 attached ADUs, with three unique floor plans on .28acre lot in the R-4 zone in the Oak Park design review area.				
	Z25-100	2470 28TH AVE	Daniel Abbes Dabbes@cityofsacramento.org	Staff
A request to reconfigure the floor plan of an existing church and construct a new rear deck and stairs on a 1.83-acre site within the Single-Unit Dwelling (R-1) zone. The request requires a Minor Modification to a previously approved Conditional Use Permit (Z13-124) and Site Plan and Design Review.				
Approved				
	Z25-090	7000 FRANKLIN BLVD 1100 Approved 01/22/2026	Michael Crampton MCrampton@cityofsacramento.org Request to extend CUP expiration date.	Staff
Waiting				
	DR25-074	2400 FRUITRIDGE RD	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
Request for Site Plan and Design Review to remodel an existing gas station and construct a carwash addition on an approx. 0.57-acre parcel in the General Commercial Zone, Executive Airport Overlay Zone (C-2-EA-2) within the Citywide Design Review Area.				
	DR25-144	2561 19TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com MMH_build proposed single family home, 1,398 sq ft	Staff
	DR25-161	3694 ELBY LN	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Applicant is submitting for a new 8 unit multi-unit dwelling. Project is proceeding under 2040 GP density regulations rather than the R-2B maximum density (per Matt Sites and Kevin Colin).				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	DR25-217		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review to propose a new 1405 square foot single family residence with 578 square foot garage in the R-1 zone in Oak Park Design Review District on .12 acre. APN#020-0062-020-0000 Existing residence and detached garage to be demolished. Advisory- New Detached 418 square foot ADU.		
		Minimum Residential Density Dwelling Units Per Net Acre: 3 Minimum Floor Area Ratio (FAR): 0 Maximum Floor Area Ratio (FAR): 1		
	DR25-221	3817 15TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review to propose a new 1405 Square foot residence with 578 square foot garage in the R-1 zone in Oak Park Design Review District on .12 acre. Advisory - New 418 square foot detached ADU.		
		Minimum Residential Density Dwelling Units Per Net Acre: 3 Minimum Floor Area Ratio (FAR): 0 Maximum Floor Area Ratio (FAR): 1		
	DR25-229	2508 34TH AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
		Request for Site Plan and Design Review to legalize a front and rear-yard addition with a deviation to lot coverage to an existing single-unit dwelling on an approx. 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1-EA-4) within the Citywide Design Review Area.		
	DR25-232	2030 STOCKTON BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Conversion of existing apartment/office to residential use, including interior reconfiguration and minor façade modifications and the existing stairway will be upgraded to meet one-hour fire rating requirements. (to be permitted)		
	DR25-235	2130 20TH AVE	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for an addition to the rear of existing single-unit dwelling on a 0.23-acre parcel in the Duplex Zone (R-2) zone within the Citywide Design Review Area.		
Council District - 6				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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.		
	DR25-081	8040 ANDORA WAY	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 2,635 square foot addition to existing single-unit dwelling family home in the R-1 zone in Citywide Design Review on a 0.23-acre parcel.		
	DR25-178	6801 ELVAS AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to proposed multifamily development of a 165-unit private student housing development in the C-2-TO zone in Citywide Design Review on 1.37 acres. Requesting to demolish existing commercial building.		
	DR25-202	5744 POWER INN RD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to request to build a new 1855 square foot 2-story single family residence with 285 square foot attached garage in the R-1 zone in Citywide Design Review District on .11 acre. Minimum Residential Density Dwelling Units Per Net Acre: 3		
	DR25-207	8340 BELVEDERE AVE	Danny Abbes DAbbes@cityofsacramento.org	Design Director
		Construct new 52,000sf cold storage warehouse building, access/egress roads, offices, and material handling inside the cold storage building located on a 27.05 acres parcel with in the M-1S-SWR - light industrial - site improvements/solid waste restricted zone.		
	DR25-226	8309 21ST AVE	Danny Abbes DAbbes@cityofsacramento.org	Staff
		The project building is a single story 27,000 square foot blow molding facility consisting of tilt-up concrete wall construction and TPO roof. A conveyor bridge conveys newly formed bottles over an existing truck aisle into the existing facility. Exterior color will match the existing facility. Exterior light and sound are not a generator above existing plant activities. No process effluent is produced or discharged from this new facility. Excess blow molded material is recycled on site. Bottles that are deemed ineligible for recycling on site, are recycled offsite. The project is expected to have minimal emissions of volatile organic compounds (VOC) and particulate matter associated with operation of new equipment. Particulate matter emissions from material conveyance or grinding are controlled by a dust collection system. There is a net zero increase of plastic wrap waste or recycled products over current operations. General refuse from the project's small office area is either removed through a janitorial service or bagged and taken to the existing facility's trash.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	DR25-228	2250 MORLEY WAY	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
Site Plan and Design Review to propose a new front and rear addition totaling approximately 1200sqft in the R-1-Single-Unit dwelling zone in Citywide Design Review District.				
1. On the east side/rear, add a new Guest Suite including a new private Bathroom. Also include a new Laundry/Mud Room near the existing Garage. Area beside the existing Kitchen may be reconfigured to achieve the best layout option. 2. On the front side, add two (2) new Bedrooms including on-suite Bathrooms. Also add on to the existing Living/Dining Areas while keeping the existing vaulted ceiling. 3. Remove the wall that separates the existing Living and Dining Rooms. 4. Demolish the existing Enclosed Rear Covered Patio (to be replaced with a new Covered Patio - not part of this set of plans). 5. Push out the existing Dining Room wall (facing the backyard) to be even with the Kitchen/Living Room walls. 6. Reconfigure existing Kitchen area. 7. Remodel existing Bathrooms to include showers only.				
	DR25-239	4964 13TH AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct a second-story addition on an approx. 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.				
	DR25-243	5403 11TH AVE	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
New water lines, new wiring, new windows, new siding, new doors, new sewer line, new water main line, new insulation and new sheetrock				
	DR26-016	5946 LEMON PARK WAY		Staff
New residential buildings. New SFD (3 bed/3 bath) and new ADU (3 bed/3 bath).				
	P23-024		Zach Dahlia 916-808-5584 zdahlia@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.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	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.		
	P24-032	8221 21ST AVE	Marcus Adams 916-808-5044 madams@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 21st Ave and a Site Plan and Design Review to deviate from landscape requirement.		
	P25-021	6441 POWER INN RD	Daniel Abbes DAbbes@cityofsacramento.org	Planning and Design Commission
		A request to construct a gas station with convenience store that sells alcohol and tobacco on a vacant ±6-acre site within the Light Industrial (M-1S) Zone. The request requires Conditional Use Permits to establish a gas station, alcohol sales, and tobacco sales, and Site Plan and Design Review for the construction of the store, fueling facility, and site improvements.		
	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.		
	Z24-105 Approved 10/14/2025	8151 FRUITRIDGE RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit Major Modification of Z18-045 to amend Planning condition of approval #14 regarding the prohibition of generators for cannabis production, on 9.69 acres in the Heavy Industrial zone (M-2S).		

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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.		
	Z25-031	3901 FLORIN PERKINS RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to subdivide five parcels totaling approximately 160 acres into a 3-parcel subdivision map; and 2) Site Plan and Design Review to review the tentative map layout and the construction of five structures totaling approximately 457,000 square feet within the Light Industrial (M-1S) Zone and Citywide Design Review District.		
	Z25-036		Daniel Abbes dabbes@cityofsacramento.org	Zoning Administrator
		A request to construct a 181-unit residential building on a 0.79-acre lot within the Manufacturing, Research and Development (MRD-SWR) Zone. The request requires approval of a Conditional Use Permit to allow multi-unit dwelling development within the MRD Zone and Site Plan and Design Review to construct the residences and associated site improvements.		
	Z25-041	6650 ASHER LN	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		Conditional Use Permit Modification of previously approved cannabis production file Z22-069 (time extension and modification of Z17-187 for cultivation distribution and non-volatile manufacturing). Requesting modification so the permit application (COM-2411786) can be approved with the proposed site modifications that has occurred during the permit review process. No changes to the previously approved proposed building.		
	Z25-057	8671 ELDER CREEK RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		A request for: 1) Conditional Use Permit for a minor recycling facility in a suite on a 2.82-acre site in the Heavy Industrial (M-2(S)) zone. Daily transportation of rubber limited to 3 trucks and 15 tons (total).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z25-059	0 8TH AVE		Zoning Administrator
		Tentative Condominium Map to create two airspace parcels within a residential building on a 0.08-acre lot within the Single-Unit Dwelling (R-1) zone. The currently vacant lot has a separate SB9 approval to construct a residential building (file # IR25-014). There are no proposed physical changes to the site with this application.		
	Z25-060	6329 ELVAS AVE	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to establish a temporary parking lot on a 0.76-acres site within the General Commercial (C-2-TO) zone and Transit Overlay (TO) zone. This request requires director-level review of a Conditional Use Permit (CUP) for a stand-alone surface parking lot with a waiver of paving and tree shading standards; and Site Plan and Design Review (SPDR) of the surface parking lot with deviations to perimeter landscaping standards.		
	Z25-061	8535 ELDER CREEK RD 200	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		The applicant requests that the Neighborhood Responsibility Agreement between the City of Sacramento and Scott W. & Michele T. Cable Revocable Living Trust ("Landowners"), be rescinded for the purposes of cannabis operations at 8535 Elder Creek Road, and the Neighborhood Responsibility Plan requirement instead be satisfied by the Good Neighbor Agreement (GNA) attached hereto. The landowner is no longer required to pay 1% of the gross receipts of every cannabis business that is part of the project on the Property.		
	Z25-069	8039 CLIFTON RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		Conditional use permit for an existing parking lot proposed to be used as Auto Storage for a dealership extension of 3930 Power Inn Road in the M-1-SWR zone in Citywide Design Review District. Site Plan and Design Review Deviation for development standards such as landscaping and lighting.		
	Z25-074	8770 ELDER CREEK RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		A request for 1) Tentative Parcel Map to subdivide a 9.59-acre parcel into 3 parcels in the Light Industrial (M-1(S)-R) zone; 2) Site Plan and Design Review to review the tentative map layout and the construction of three shell building totaling 74,520 square feet; and 3) a Tree Permit to review the removal of 4 private protected trees.		
		Requires review at the Zoning Administrator level.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z25-083	8535 MORRISON CREEK DR	Daniel Abbes Dabbes@cityofsacramento.org	Zoning Administrator
		A request to dedicate 4,895 square feet to cannabis manufacturing and 5,668 square feet to cannabis distribution within an existing warehouse on a 0.48-acre site within the Heavy Industrial (M-2S) Zone. The request requires Zoning Administrator approval of Cannabis Distribution and Cannabis Manufacturing Conditional Use Permits. There are no proposed changes to the existing building exterior or site.		
	Z25-084	5711 FLORIN PERKINS RD	Michael Crampton MAdams@cityofsacramento.org	Staff
		Request to modify CUP to change suite C and D from delivery only dispensary use, to expanded cultivation use from previous records (Z14-014, Z17-118, Z17-256, Z17-263, Z18-056, Z18-211, Z19-024, Z20-112), on 1.49 acre lot in (M-2S) zoning .		
	Z25-106	8905 ALDER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Zoning Administrator
		Request for 1) A Tentative Map to subdivide an approx. 8.65-acre parcel within the Heavy Industrial Zone (M-2S-FF) into 5 lots; and 2) Site Plan and Design Review of the tentative map layout, the construction of a trucking terminal yard, and associated site improvements.		
	Z26-007			Staff
		Request for a Time Extension for record Z22-046- The project is a proposal to subdivide a +3.82-acre lot into 30 residential lots, two private streets, and one common lot, and to construct 30 dwelling units and a recreation center within the Single-Unit or Duplex Dwelling (R-1A) zone. The request requires approval of entitlements including a Tentative Subdivision Map, Tentative Subdivision Map deviations for non-standard streets, Site Plan and Design Review, and a Tree Permit to remove city street trees. Twenty accessory dwelling units are also proposed at this site under a separate ministerial review application (IR22-246).		
Waiting				
	DR25-064	8117 14TH AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	DR25-154	3201 FLORIN PERKINS RD	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to remodel and expand an existing three-story office building into a four-story multi-unit residential building with associated site improvements/enhancements on a 1.89-acre parcel in the General Commercial Zone (C-2-SWR-SPD) within the Folsom Boulevard East Special Planning District and the Solid Waste Restricted Overlay Zone.		
	DR25-182		Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the construction of two warehouses on 0.91-acre parcel in the Light Industrial Zone (M-1-SWR) within the Solid Waste Restricted Overlay Zone and the Citywide Design Review Area.		
	DR25-201	8732 FRUITRIDGE RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for site plan and design review to construct new site lighting on multiple parcels totaling 12.03-acres acre in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review area.		
	DR25-215	5025 T ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request for Site Plan and Design Review for second story addition to existing home at 5025 T ST, on .16 Acre lot in the R-1 zone.		
	DR25-223	8451 ROVANA CIR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review for a remodel of an existing industrial building on an approx. 5.57-acre parcel in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		
	DR25-230	5813 63RD ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to legalize an addition to a single-unit dwelling on a 0.17-acre parcel in the Single-Unit Dwelling Zone within the Citywide Design Review Area.		
	DR25-231	4490 69TH ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a two-story addition to an existing residence in the R-1 zone in Citywide Design Review district.		
	DR25-233	8621 MORRISON CREEK DR	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		SPDR request to develop vacant lot for heavy truck parking on 2.5 acre lot in the M-2S zone in the Citywide SPDR area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	DR26-002	2619 PORTOLA WAY	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to remodel and expand existing single-unit dwelling on a 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
		Expand rear of house 10'. New rear addition, basement with new bathroom, new stairs to basement, extended kitchen, revised stairs, extended family room with new covered & uncovered deck, master suite addition at second floor with new master bathroom, balcony, and laundry at second floor. Toilets 3 total		
	DR26-009	1217 8TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design Review to propose		
		1. New garage with storage		
		2. Remodel of existing tearoom		
		3. Remodel and additional of existing single-family home		
	DR26-015	2516 DONNER WAY		Staff
		New Duralum cover attached to house.		
	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.		
	P25-007	5700 S LAND PARK DR	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct an 80-foot-tall monopole telecommunications facility and equipment enclosure on a portion of a 2-acre church site within the Single-Unit Dwelling (R-1-EA-4) Zone. The request requires a Conditional Use Permit and Site Plan and Design Review with a deviation to height development standards. A similar request was approved (and now expired) in 2021 under file number P21-004.		
	PB25-031	1518 BROADWAY	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Remove and relocate existing historic sign and replace with replica. one (1) building-mounted illuminated sign		
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
Waiting				
	DR25-190	3501 13TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Site Plan And Design Review For A Proposed Remodel To An Existing 1941 Sq Single Family Residence With A 1009 Sq Addition. There Will Be A Reorganization Of The Interior Spaces Including Adding A Bedroom And 1/2 Bathroom Will Be Added, Along With Converting An Office To A Bedroom, Resulting In A Total Of 4 Bedrooms And 4-1/2 Bathrooms. There Will Be 390 Sq Of Covered Porch Including A 125 Sq Covered Roof Deck. Water, Sewer, Gas And Electrical Utilities Will Also Be Rerouted And Reinstalled. A 550 Sq One-Car Garage/Utility Space With A 543 Sq 2nd Story Accessory Dwelling Unit Will Also Be Constructed As Part Of This Permit.				
	DR25-241	3215 FREEPORT BLVD	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Site Plan and Design Review to convert the existing building into a multi-unit building with 6 dwelling units on a 0.17-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.				
Council District - 8				
In Progress				
	DR24-236	8203 DELTA SHORES CIR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct 344 units across two parcels totaling 12.8 acres in the Multi-Unit Dwelling Zone (R-3-PUD) within the Delta Shores Planned Unit Development.				
	DR25-209		Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
Design review submittal package for Future Delta Shores project. 209 single unit dwellings with 6 floor plans and 3 elevations per plan. Approved tentative map Z24-087.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
<p>DR26-003</p> <p>8248 DELTA SHORES CIR</p> <p>Kevin Valente 916-372-6100 KValente@raneymanagement.com</p> <p>Request for SPDR to constructing a new ground-up retail bank branch consisting of a single-story retail structure with a total floor area of approximately 3,885 square feet located on a 0.94 acre lot in the Delta Shores PUD.</p>				
<p>The site is approximately 0.94 acres within an existing shopping center and currently consists of a vacant retail pad prepared for development. The building will be a single-story retail structure with a total floor area of approximately 3,885 square feet.</p> <p>The scope of work includes submission of a Site Plan, Landscape Plan, Floor Plan, Building Elevations, and Exterior Materials Board. The project is designed to fully comply with all applicable development standards and design guidelines; no deviations or variances are requested.</p> <p>Architectural design aligns with the (PUD) guidelines, reflecting industrial warehouse and manufacturing-inspired aesthetics. Exterior materials will include stucco, metal siding, Alucobond panels, and composite wood siding, complemented by suspended metal canopies over storefront entries. The design emphasizes durability, modern appeal, and consistency with surrounding development.</p> <p>Site work will involve standard construction activities for foundation, utility connections, and landscaping improvements. No extraordinary grading or demolition is anticipated beyond preparation of the existing pad.</p> <p>This project will enhance the shopping center by introducing a financial services use, contributing to community convenience and economic vitality while maintaining compliance with all zoning and design requirements.</p>				
<p>P25-005</p> <p>1922 COSUMNES RIVER BLVD</p> <p>Daniel Abbes dabbes@cityofsacramento.org</p> <p>A request to construct a drive-through restaurant on a vacant 1.8-acre lot within the General Commercial (C-2-PUD) zone and Delta Shores Planned Unit Development. The request requires Planning and Design Commission approval of a Conditional Use Permit and Site Plan and Design Review entitlements.</p>				
<p>P25-023</p> <p>8640 DELTA SHORES CIR</p> <p>Marcus Adams MAdams@cityofsacramento.org</p> <p>Application for Development Agreement Amendment for Delta Shores PUD</p>				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	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.		
	Z25-091	7615 JACINTO RD	Michael Crampton MCrampton@cityofsacramento.org	Staff
		A request for 1) Tentative Map to review the subdivision of a 2.4-acre parcel into 32 parcels within the Multi-Unit Dwelling (R-1-R) zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 32 single-unit dwellings.		

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