

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 10/30/2025

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				
	DR25-165		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				
	DR25-196	4800 KENMAR RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
Site Plan and Design Review to propose a new 3820 square foot residence and a 1199 square foot detached ADU in the RE zone in Citywide Design Review District on 1.06 acres. GP is .25.				

(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				
	DR25-198	5449 DASCO WAY Site Plan and Design Review minor addition for a 481 sq ft attached patio cover and enclosure w/electrical	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-200	4721 KELTON WAY remove existing 50 ft pole and install new stealth 60 ft pole with related equipment		Design Director
	P22-030	 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).	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
	P22-046	2631 DEL PASO RD 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
	P24-008	2380 DEL PASO RD 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission

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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.		
	Z25-078	486 PINEDALE AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Staff
		Request for a Tentative Map to subdivide an 1.44-acre parcel into two (2) lots within the Single Family Residential (R-1) zone. Primary structure is proposed to remain on one of the parcels and an existing mobile home is proposed to be removed from the other parcel.		
Waiting				
	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.		
Council District - 2				
In Progress				
	DR22-090	3330 DOUGLAS ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone.		
	DR23-141	3330 MARYSVILLE BLVD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		The applicant is requesting Site Plan and Design Review for on-site improvements and creating a parking lot for the existing church on a 0.47 acre lot in the General Commercial Zone (C-2) and in the Del Paso Heights Design Review Area.		
	DR25-042 Approved 10/10/2025	930 BLAINE AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct 8 single-story dwellings and demolish the existing single-unit dwelling on a 0.5-acre parcel utilizing the Missing Middle Housing ordinance in a Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR25-072	2935 RIO LINDA BLVD Applicant is submitting for SPDR for 6 new dwelling units 6040 sf. requires deviation for substandard rear setback	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
	DR25-077	2750 CROSBY WAY Build 4 dwelling units that are in sets of two conjoining units apart from each other.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-147	2670 LAND AVE Applicant is proposing to expand the parking lot at 2670 Land Ave. by adding 87 parking stalls and 11 truck trailer stalls, for a total disturbed area of 45,272 square feet.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-174	2138 DEL PASO BLVD 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-192	4300 FELL ST new single family residence 2.5 bathroom 1863 sq. ft. w/452 sq. ft garage, 164 sf rear porch, and 80 sf front porch	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-204	3008 RIO LINDA BLVD Site Plan and Design Review for a 16 unit apartment on a vacant lot.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR25-206	3030 RIO LINDA BLVD 3030 & 3038 RIO LINDA BLVD, SACRAMENTO, CALIFORNIA: RIO 11 APARTMENT COMPLEX: SCOPE OF THIS PROJECT GROUND UP CONSTRUCTION FOR A THREE - STORY BUILDING STRUCTURE. FIRST LEVEL OF BUILDING CONSISTS OF TOTAL 3: STHREE (3) DWELLING STANDARD UNITS 2BED / 2BATH. IT ALSO CONSISTS OF ONE (1) LEASING OFFICE ON 1ST FLOOR OF THE BUILDING AND COMMON LAUNDRY ROOM. SECOND LEVEL OF BUILDING CONSISTS OF FOUR (4) STANDARD 2 BED/2BATH DWELLING UNITS AND ONE COMMON LAUNDRY ROOM. TOTAL GROSS LIVING AREA IS APPROXIMATELY 12,630 S.F. PARKING LOT HAS ONE (1) ACCESSIBLE (ADA) PARKING, THIRTY-ONE (27) STANDARDS PARKING AND HAS TOTAL 29 PARKING. PARKING LOT OF THE PROJECT HAS FOUR (4) EV CAR CHARGING PORTS FOR ELECTRIC CARS. THE BUILDINGS WILL CONSIST OF 16 DWELLING UNITS INCLUDED ONE MANAGER LIVING SPACE, LEASING OFFICEAND GYM FOR RESIDENTS INSIDE THE BUILDING. FULL DETAIL SEPARATELY PROVIDED IN SHEETS- A 1.2, A 1.3, A 1.4 AND A 1.5 ALL INTERIOR FLOOR PLANS. TOTAL COVERAGE IS 21.49% OF THE LOT. COMMON OPEN AREA, WOODEN GAZEBO, GREEN GRAS LANDSCAPING WITH SHRUBS, PLANTERS AND ACER RUBRUM OCTOBER GLORY MAPLE ETC. THIS PROJECT IS DELIVERING AMAZING COMMON AREA SPACES INCLUDING CHILDREN PLAY STATION, SIDE WALKS WITH GREEN GRASS LANDSCAPING.		Staff
	P23-032	1950 JULIESSE AVE 2 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
	P24-018	4224 MARYSVILLE BLVD 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	P25-001	4450 MARYSVILLE BLVD Request for Site Plan and Design Review to establish a 20,800 sqft transit vehicle storage facility and a 7700 sqft retail building on a 2.45-acre parcel within the General Commercial Zone (C-2-R) within the Citywide Design Review Area. Requires PDC level CUP.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Planning and Design Commission
	P25-011	3560 DEL PASO BLVD 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.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
	P25-022	1950 ARDEN WAY A request for a 1) PUD Schematic Plan Amendment; 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 existing commercial building in the Shopping Center (SC-R-PUD) zone and Point West Planned Unit Development (PUD). Requires Planning and Design Commission level review.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
	Z22-003	 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	Z22-077	0 HELENA AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	
		A request for a 1) Conditional Use Permit to develop a stand-alone parking facility on two vacant parcels of approximately 0.51-acres and 2) Site Plan and Design Review to develop the parking facility and improvements within the Single-Unit Dwelling (R-1) Zone. The proposed site includes a total of 4 parcels, 2 of which are located in the Sacramento County jurisdiction. A 42,122 square foot multi-unit development consisting of 39 dwelling units will be constructed solely on the Sacramento County parcels. The City parcels will not contain any structures and will provide parking to support the multi-unit development. A separate Planning submittal has been submitted to Sacramento County for their review. Requires review at the Director level.		
	Z23-012		Jose Quintanilla 916-808-5879 jquntanilla@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.		
	Z23-060	1007 VINCI AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide an approximately 1.84 acre parcel, developed with one single-unit dwelling into 9 lots in the Single Unit Dwelling (R-1) Zone; 2) Site Plan and Design Review for the review of the map layout with deviations to lot width, lot depth, and lot size requirements of the R-1 Zone; and 3) Tree Permit for the removal of two private protected trees. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	Z25-053	2200 DOWNAR WAY 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
	Z25-054	5016 ROSE ST 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.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
	Z25-056	628 SOUTH AVE 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.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
	Z25-063	4217 WINTERS ST 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 8dwelling 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-072	198 OPPORTUNITY ST 1	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for 1) a Conditional Use Permit to establish a Minor Recycling Facility within an 8,695 square foot suite, in an existing multi tenant warehouse, on an approximately 7.2 acre parcel within the Light Industrial (M-1(S)-PUD) zone and the Norwood Tech Planned Unit Development.		
	Z25-075	1021 FEE DR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		NRA Recission mod to replace with GNA		
Approved				
	DR25-105 Approved 10/24/2025	901 JOELLIS WAY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct three storage buildings with associated amenities and site improvements on a 3.08-acre parcel in the Light Industrial Zone (M-1) within the Citywide Design Review Area.		
Waiting				
	DR23-113	2928 RIO LINDA BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct seven multi-unit dwellings on .45-acres in the General Commercial Zone (C-2) within the Citywide Design Review Area.		
	DR24-216		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a warehouse and basin on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area.		
	DR24-248	1912 MARCONI AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a multi-unit dwelling building consisting of 11 apartments on a ±0.36-acre parcel in the General Commercial (C-2) zone within the Citywide Design Review Area.		
	DR25-109	1440 VINCI AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a truck service building with associated site improvements and truck parking on a 4.7-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area.		
	DR25-163	1339 CANNON ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 Waiting				
	DR25-180	1441 SANTA ANA AVE 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-185	1030 ALAMOS AVE Site Plan and Design Review to propose a residential duplex with the existing residence to remain on a 0.14-acre in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	Z24-055	440 SANTA ANA AVE 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.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	
	Z25-067	1021 FEE DR 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	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
Council District - 3 In Progress				
	DR25-197	211 PERALTA AVE New 2175sf single family residence including 606sf garage and 1,009 sf front porch.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	P22-042	3625 FONG RANCH RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Tentative Subdivision Map to subdivide a 17.39-acre portion of a 22.81-acre site into 101 residential lots (1 for multi-unit residential; and 100 single-unit residential) and one lot for a drainage basin; 2) Tentative Map Design Deviations for non-standard residential street sections, non-standard elbow, non-standard intersection spacing, and non-standard street centerline radius; 3) Density Bonus for the provision of income-restricted units with waivers to maximum height restrictions; and 4) Site Plan and Design Review for review of the tentative map and for the construction of 119 income-restricted multi-unit dwellings in the Residential Mixed Use (RMX) zone.		
	P24-027	3801 GATEWAY PARK BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		A request to construct a 3,329 square foot Raising Cane's Chicken Fingers Drive-Thru Restaurant on a 1.77-acre project site within the Shopping Center (SC-PUD) zone and Coral Business Park Planned Unit Development. The proposal includes dual-lane drive-through lanes with decorative screening, a 1,554 square foot outdoor covered patio, and 29 parking stalls. The project narrative attached to the application contains a detailed description of the operational characteristics related to the drive-through. This request requires Planning and Design Commission review of the following entitlements: 1) Conditional Use Permit for a drive-through restaurant; and 2) Site Plan and Design Review for construction of the restaurant building, double drive through, and necessary site improvements.		
	P25-004	0 ROSIN CT	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for 1) PUD Schematic Plan Amendment and 2) Site Plan and Design Review for the construction of a new 58,717 square foot, four-story hotel with 110 guest rooms on two vacant parcels totaling 2.35 acres in the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone.		
		Request requires Planning and Design Commission level review.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
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.		
	P25-010	3600 AIRPORT RD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		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 916-808-5879 jquintanilla@cityofsacramento.org	City Council
		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 115-unit apartment development totaling 110,050 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 4 product types: 6 one-unit detached buildings (6 units); 7 two-story, attached townhome buildings (23 units); 11 two-story four-plex buildings (44 units); and 7 three-story six-plex buildings (42 units).		
		This project requires City Council approval.		
	Z25-029	1661 GARDEN HWY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		Applicant is applying to construct a new 4,808 sf office building at 1661 Garden Highway. Requires CUP Major Modification to deemed CUP.		
Approved				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
Approved				
	DR25-176	2500 NORTHGATE BLVD	Armando Lopez	Staff
	Approved 10/24/2025	Site Plan and Design Review for a minor modification to approved planning entitlement (DR24-034) for a new restaurant at existing gas station on a 0.55-acre parcel in the General Commercial Zone (C-2-SPD) within the Northgate Boulevard Special Planning District.	916-808-8239 ALopezJr@cityofsacramento.org	
		Changes include addition of indoor seating instead of walk up and outdoor seating, adding a stock room and moving the trash enclosure.		
	DR25-184	935 ROBINS NEST PL	Kevin Valente	Staff
	Approved 10/29/2025	SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A CUSTOM DUPLEX OF 1ST FLOOR WITH KITCHEN, 1/2 BATHROOM, LIVING ROOM WITH ATTACHED GARAGE OF 532 SQ.FT. 2ND FLOOR WITH 4 BEDROOM AND 3 1/2 BATHROOM OF 1495 SQ.FT	916-372-6100 KValente@raneymanagement.com	
Waiting				
	Z24-042	504 WINTERHAVEN AVE 1	Deja Harris	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide a 1.5-acre parcel, developed with an existing single-unit dwelling, into 9 lots in the Single-Unit Dwelling (R-1) Zone with deviations for minimum lot width, depth, and lot size requirements of the R-1 Zone; and 2) Site Plan and Design Review for the review of the map layout. No new construction is proposed. Requires Director level review.	916-808-5853 DNHarris@cityofsacramento.org	
Council District - 4				
In Progress				
	DR25-066	1001 G ST	Rod Lawlor	Staff
		Site Plan and Design Review to construct steel fencing with two sliding gates on a 0.48-acre parcel in the Residential Office Zone (RO-SPD) within the Central City Special Planning District and Central City Design Review District.	916-808-7829 rlawlor@cityofsacramento.org	
		The new fencing is proposed for the north and west sides of the existing parking lot.		
	DR25-078	1207 40TH ST	Henry Feuss	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.	916-808-5880 HFeuss@cityofsacramento.org	
	DR25-138	1400 RODEO WAY	Rod Lawlor	Staff
		Site Plan and Design Review to demolish the existing dwelling and construct a new single-unit dwelling on a 0.12 parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	916-808-7829 rlawlor@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR25-150	251 RICHARDS BLVD Site Plan and Design Review to propose perimeter fencing with two (2) vehicle gates along the front property on a 2.1-acre parcel in the Office Business Low-Rise Mixed-Use Zone (OB-SPD) within the River District Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR25-166	2101 K ST SPDR for proposed exterior remodel of 2101 K st office building, changing use to nonresidential care facility, with no additional square footage on 0.66 acre lot in C-2-SPD zoning in the Central City Design Review Area	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-170	1228 H ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR25-195	1540 37TH ST Site Plan and Design Review to request to demolish existing detached garage to build addition on the existing residence and build new detached garage in the R-1 zone in Citywide Design Review District.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	P19-023	6201 S ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	P24-007	324 ALHAMBRA BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		
	P25-008	1125 ALHAMBRA BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		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.		
	P25-014	1226 N B ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		Request to establish a new substation on a 10.3-acre site, an underground transmission line to Station G, and two overhead transmission lines to existing overhead transmission lines at Station E. This request requires council-level review of: Transmission Facilities Permit for a substation and transmission lines; and Site Plan and Design Review to demolish existing structures, construct a new substation and associated transmission lines and transmission poles, with a deviation to height standards for transmission poles.		
	P25-018	2425 24TH ST	Sierra Peterson speterson@cityofsacramento.org	Planning and Design Commission
		Request to establish a tasting room within an existing 5,239 square foot beer manufacturer facility within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of a Conditional Use Permit for a bar.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	P25-019	1812 D ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		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.		
	PB21-003			Staff
		A request for Preservation Site Plan and Design Review to construct a new 885 square foot single dwelling unit within the Single Unit and Duplex Dwelling and the Central City Special Planning District (R-1B-SPD) zone. The two story building proposes a new driveway with a 1,020 square foot garage on the ground floor accessed by a single garage door from 20th Street.		
	PB21-012	2522 V ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a new 4,834 square foot, 3-story duplex building fronting Victorian Alley. The site is located within the Single Unit and Duplex Dwelling Zone and the Central City Special Planning District (R-1B-SPD). The vacant parcel is a contributing resource within the Newton Booth Historic District.		
	PB25-024	2519 VICTORIAN ALY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to construct two primary units and two ADU's on a .088 acre lot in the Single-Unit Dwelling Zone (R-1B-SPD) within the Central City Design Review Area and the Newton Booth Historic District. A tree permit is required for the removal of one (1) private protected tree.		
	PB25-025	616 13TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Mayor modification to the existing entitlement, To replace damaged exterior walls segments as per Walls Plan.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-028	1100 K ST A request for: 1) Site Plan and Design Review to rehabilitate an existing historic structure – including interior tenant improvements, alterations to non-contributing elements of the façade, and the construction of a 6th floor addition. The 23,580-square-foot building on a 0.09-acre site at 1100 K Street is located within the Central Business District (C-3-SPD) zone, Central City Special Planning District (SPD), and is a landmark and contributing resource (Cathedral Square Historic District) listed on the Sacramento Register of Historic and Cultural Resources. Requires review at the director level due to a proposed deviation from Capitol View Protection setback requirements.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Preservation Director
	PB25-030	1220 F ST 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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-032	621 14TH ST 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.	Hannah Taube htaube@cityofsacramento.org	Staff
	PB25-033	1210 H ST 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.	Hannah Taube htaube@cityofsacramento.org	Staff
	PB25-034	2519 P ST NEW 241 SF ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE. ADDITION INCLUDES NEW PRIMARY SUITE WITH AN ENSUITE BATHROOM, AND LAUNDRY ROOM.	Hazel Bess hbess@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-035	427 21ST ST Site Plan and Design Review to covert attic in the R-1B-SPD zone in Boulevard Park Historic District.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-036	2724 J ST NEW RECTRACABLE BOLLARDS AND NEW 5'-0" METAL FENCE WITH GATED DOORS WITH PUSH EXITS AROUND THE PERIMETER OF THE EXISTING BACK PARKING LOT. NEW POWER, WATER AND SEWER HOOKUP - SEE ELECTRICAL AND PLUMBING		Staff
	PB25-037	2519 P ST 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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-038	2230 CAPITOL AVE 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.		Staff
	PB25-039	1319 20TH ST 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.		Exempt
	PB25-040	2009 T ST 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		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z22-078	5900 ELVAS AVE 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z24-034	1441 RICHARDS BLVD 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-009	2412 H ST Request to split a 0.15-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Boulevard Park historic district. The existing buildings will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-020	2030 23RD ST 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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	
	Z25-039	1373 48TH ST 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-050	2718 G ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-058	1402 51ST ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a lot and construct a single-unit dwelling with detached garage on a 0.30-acre site within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map, new structures, and associated site improvements with a deviation for lot width.		
	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 General Commercial (C-2-SPD) zone 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.		
	Z25-085	3000 T ST		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.		
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR22-060	201 N ST Request for a 32-story, 587,685 square foot, mixed-use development with 248 dwelling units and 90,548 square feet of commercial on a 2.58-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review of the proposed buildings and site improvements and a Tree Permit to remove private protected trees and city trees.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Design Director
	DR23-117	3215 L ST Request for site plan and design review to demolish an existing single-family residence and construct six new units (two triplexes) on an approx. 0.15-acre parcel in the Residential Office Zone (RO-SPD) within the Alhambra Corridor SPD Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR23-199	 Request for Site Plan and Design Review to construct 11 townhomes on a 0.32-acre parcel in the Multi-Unit Dwelling zone (R-3) within the Citywide Design Review Area.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR24-164	939 38TH ST Request for Site Plan and Design Review to construct a parking lot on a vacant approx. 0.10-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Parking lot will serve neighboring surgical center.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-129	1814 I ST 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	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-141	656 SAN MIGUEL WAY Site Plan and Design Review to demolish an existing single-unit dwelling and detached garage, and construction of new single unit dwelling on a 0.11-acre parcel in the Single-Unit Dwelling Zone within the Citywide Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR25-187	2215 9TH ST Site Plan and Design Review to install structural support for balconies and exterior modifications on a residential building on a 0.44-acre parcel in the Multi-Unit Dwelling Zone (R-3A-SPD) within the Central City Special Planning District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-193	1030 G ST 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	P18-078	301 CAPITOL MALL A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
	PB20-007	1905 6TH ST Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR.		Staff
	PB20-042	2023 T ST A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft detached accessory dwelling unit above a 814 sq. ft. three-stall garage at 2023 T Street on a .15-acre vacant parcel. The lot is located within the General Commercial Zone and the Central City Special Planning District (C-2-SPD) and the Poverty Ridge Historic District.		Staff
	PB21-007	1724 U ST 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.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	PB24-005	0 UNKNOWN	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Preservation Director (SFR/DUP)
Site Plan and Preservation Review for a proposed 3-story single-unit attached dwelling with junior ADU with one car garage facing Tomato Alley in the R-1B-SPD zone in South Side Historic District with each parcel on .04 acres. Both parcels are adjacent facing Tomato Alley and the same zoning. Junior ADU to be reviewed under PB file.				
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.				
	DR25-112	3662 40TH ST	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
Construct New Duplex, Unit -1 Living Space 948 SqFt. w/ 1-car, 227 SqFt. carport, unit-2 962 SqFt, living space with 2-car 410 Sqft. attached garage.				
	DR25-159	5889 28TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Construct new 2 story single family home.				
	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).				
	DR25-191	0 43RD AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A 2306 SF SFR ON A VACANT LOT. 1ST FLOOR WITH 902 SQFT INCLUDING KITCHEN, BATHROOM, LIVING ROOM WITH ATTACHED GARAGE OF 485 SQ.FT. 2ND FLOOR WITH 4 BEDROOM AND 3 BATHROOM OF 1404 SQ.FT				
	DR25-205	5060 MASCOT AVE		Staff
NEW 640 sf SINGLE FAMILY DWELLING AND 530 sf ADU. THE PRIMARY DWELLING WILL BE A 2 BED/1 BATH. THE ADU WILL BE 1 BED/1 BATH.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	P21-041	2380 16TH AVE A request to 1) Rezone four vacant parcels totaling 0.3-acres from the Single-Unit Dwelling (R-1) and Heavy Commercial (C-4) zones to the Multi-Unit Dwelling (R-4) zone, and 2) Site Plan and Design Review to construct 16 dwelling units within two residential buildings with a deviation to rear-yard setback development standards.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	City Council
	P24-035	4301 MACK RD Planning and Design Commission PUD Amendment to include multi-family residential as a permitted use for APNs 119-2160-001 and 119-0070-071 for a 6.79-acre parcel in the Shopping Center zone and Deer Creek Plaza planned unit development.		Planning and Design Commission
	P25-013	3815 FLORIN RD 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.	Daniel Abbes Dabbes@cityofsacramento.org	Planning and Design Commission
	P25-020	4301 MACK RD Revise PUD to include multi-family as a permitted use.	Michael Crampton MCrampton@cityofsacramento.org	Planning and Design Commission
	Z25-040	7282 FRANKLIN BLVD 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.	Daniel Abbes dabbes@cityofsacramento.org	Staff
	Z25-055	5890 28TH ST 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.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator

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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
		New development with 23 affordable townhomes. The site will be subdivided into 24 parcels, and a new public road will be built on site to provide internal site access to some of these parcels.		
		Habitat for Humanity for Humanity of Greater Sacramento, Inc. (Habitat) plans to build 23 single family townhomes consisting of two, three, and four bedrooms. The three- and four-bedroom townhomes will each have two unique street elevations to help provide visual variety in the neighborhood		
	Z25-087	6950 27TH ST		Zoning Administrator
		Tentative map application to divide one parcel into two parcels		
	Z25-090	7000 FRANKLIN BLVD 1100		Staff
		Request to extend CUP expiration date.		
Approved				
	DR24-010	2411 ALHAMBRA BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 10/22/2025	Site Plan and Design Review for unpermitted decorative iron fencing at building entrances off Alhambra Boulevard and X Street, decorative iron fencing at the parking lot (entrance from X Street). Manual slide gate for closure, decorative iron fencing at the rear parking lot(entrance from X Street Y Street Alley). Automatic power sliding gate for closure. As well as a request to install new powered roll garage doors at three parking alcoves accessible from X Street Y Street Alley.		
	DR25-038	5140 FRANKLIN BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 10/22/2025	Site Plan and Design Review to construct a 2100 square foot building and erect a 2538 square foot prefabricated metal warehouse on a .09 acres parcel located Commercial Zone (C-2) within Citywide Design Review District.		
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	Staff
		MMH_build proposed single family home, 1,398 sq ft		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	DR25-156	3206 BROADWAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a 33-unit apartment complex on an approx. 0.22-acre parcel in the General Commercial Zone (C-2-SPD) within the Broadway/Stockton Special Planning District and Design Review District.		
	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).		
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.		
	DR25-073	8191 ELDER CREEK RD	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to install lighting and perimeter fencing on two parcels totaling 3.66 acres in the Heavy Zone (M-2S) within the Citywide Design Review Area.		
	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. Bruce Monighan requiring SPDR.		
	DR25-106	4917 T ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct an addition with a deviation to bulk control to an existing single-unit dwelling on an approx. 0.17-acre parcel within the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-151	2636 LATHAM DR	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish three existing single-story buildings and construct a two-story building with classrooms, office and performance space on a 10.89-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-164	3515 52ND ST Site Plan and Design Review to construct a 1,560 square foot rear addition to a 696 square foot single-unit dwelling on a 0.21-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-178	6801 ELVAS AVE 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-194	4270 69TH ST Site plan and design review for new single family home on .14 acre lot in (R-1) zoning within Citywide SPDR area.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-199	5025 T ST Second-story addition of 682 sf and interior renovation, including re-layout of existing partitions, adding new bedrooms and bathrooms, relocating the kitchen and living areas, updating the mechanical, electrical, and plumbing systems to align with the scope of work.		Staff
	DR25-201	8732 FRUITRIDGE RD Request for site plan and design review for new security lighting for parking, on 1.65 acre on M-2(S) zoning within Citywide SPDR area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-202	5744 POWER INN RD 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		Staff
	DR25-203	6201 FLORIN PERKINS RD Site Plan and Design Review to propose an addition and remodel of an existing commercial building in the M-2S - Heavy Industrial zone in Citywide Design Review District. Propose construction of two essential additions dedicated to the Cat Adoption wing. A dedicated cat intake area and laundry room. This addition will ensure a quieter area for the welfare and health of the new feline arrivals. Exterior improvements include new CMU walls and storefront glazing to match existing building. A new ADA compliant sidewalk to be proposed. SPDR required per Bruce Monighan.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-207	8340 BELVEDERE AVE Deviation: Construct new 52,000sf cold storage warehouse building, access/egress roads, offices, and material handling inside the cold storage building. Request for height deviation from 70' to 140'. Requested height is essential for function of the building as well as fit on the site. See deviation letter attached to application.		Design Director
	DR25-208	3500 53RD ST A Site Plan and Design Review to propose an 806 sf addition to an existing residential home that encroaches into the front setback in the (R-1) single-unit dwelling zone in Citywide Design Review. To propose to demolish more than 50' of lineal aggregate feet on the main home. Propose a new detached garage in the rear of property. Demolish existing detached accessory building. ADVISORY - Demolish more than 50' of wall and remodel existing detached 773 sq ft ADU. Propose a 405 sf detached ADU attached to proposed 885 sf detached garage. Talked to Bruce Monighan and he confirmed Director hearing to encroach more into the front setback.		Design Director
	P23-014	6000 DIAS AVE A request to construct a carwash, oil change facility, and 48-unit residential apartment complex on a 3-acre site consisting of 4 parcels along Stockton Blvd. and Dias Avenue. The request requires a rezone of the most easterly parcel from C-1 to C-2 so that the entire site would be zoned General Commercial (C-2), a Conditional Use Permit to establish an automobile service use in the C-2 zone, and Site Plan and Design Review to construct the carwash, oil change facility, apartments, and associated site improvements. The proposal requires approval by City Council. A previous file (Z21-006) approved a new carwash and oil change facility on the south portion of the subject site to replace the existing buildings and site. This current proposal moves the carwash and oil change facility toward Dias Avenue and the corner of Stockton Blvd. onto different parcels and proposes apartments at the south portion of the subject site.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	P23-024	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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission

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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
		Request for conditional use permit for alcohol sales for off-site consumption, and tobacco sales at new 7 Eleven convenience store at 6441 POWER INN RD, with SPDR for the new convenience store and gas station, on 1.96 acres lot in (M-1S) zoning in Citywide SPDR area		
	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 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.		Zoning Administrator
	Z25-060	6329 ELVAS AVE 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-061	8535 ELDER CREEK RD 200 Replacing Cannabis Neighborhood Agreement with Good Neighborhood Agreement.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
	Z25-069	8039 CLIFTON RD 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.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
	Z25-071	8336 GALENA AVE Entitlement extension for project P22-032.	Daniel Abbes dabbes@cityofsacramento.org	Staff
	Z25-073	8255 ALPINE AVE A request for 1) Tentative Parcel Map to subdivide a 1.01-acre parcel into 3 parcels in the Light Industrial (M-1(S)-SWR) zone and Solid Waste Restricted (SWR) overlay zone; and 2) Site Plan and Design Review to review the tentative map layout. Requires review at the Zoning Administrator level.	Michael Crampton MCrampton@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	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.		
	Z25-083	8535 MORRISON CREEK DR	Daniel Abbes Dabbes@cityofsacramento.org	Zoning Administrator
		Zoning Administrator Conditional Use Permit to request to have 5668 Square feet of Cannabis Distribution and 4895 square feet of Cannabis Manufacturing in and existing industrial building the M-2S zone in Citywide Design Review District. Kevin Colin says new CUP.		
	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 1.49acre lot in (M-2S) zoning .		
Waiting				
	DR23-193	8647 FOLSOM BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct two residential buildings and one mixed-use building with a total of 76 dwelling units and approx. 5,250 square feet of commercial space across three parcels approx. 2.57-acres in the General Commercial Zone (C-2-SPD) within the Citywide Design Review Area.		
	DR24-144	8905 ALDER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		
	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				
	DR25-143	6810 STOCKTON BLVD Request for Site Plan and Design Review to demolish an existing commercial building and construct a new commercial building on an approx. 12.79-acre parcel in the General Commercial Zone (C-2-R-SPD) within the Broadway/Stockton Special Planning District and Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-145	5705 66TH ST Site Plan and Design Review for a MMH proposal to construct three (3) single-unit dwellings on a vacant 1.01-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-154	3201 FLORIN PERKINS RD 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-175	3316 RAMONA AVE Site Plan and Design Review to construct an office, manufacturing and assembly building on a 2.18-acre parcel in the Manufacturing, Research & Development (MRD-SWR) Zone within the Solid Waste Restricted Overlay Zone and the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-182	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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	Z23-063	7431 38TH AVE Request for Tentative Map to subdivide a 0.47-acre parcel into three parcels with a deviation to minimum lot width standards; and Site Plan and Design Review of the tentative map layout and the review of the construction of two single-unit dwellings and one duplex.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
Council District - 7				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7 In Progress				
	DR25-086	4850 FREEPORT BLVD Site Plan and Design Review to remodel the existing commercial building in the C-2 zone in Citywide Design Review District. Proposed new garden center in existing parking lot. New back stock exterior yard. Currently Raley's is in the process of subletting the two main spaces to potential tenants that includes Chuze Fitness and Ace Hardware. Raley's is proposing to construct a new signage canopy for each of the tenants as well as minor site improvements at the rear of the building for parking and tenant use. Included in the submittal package for review are the proposed exterior elevations delineating the new signage canopies size and proposed materials as well as a site sketch showing the propose site improvements to the rear of the building. The new canopy design is intended to be complimentary to the existing building elements that remain as well as the surrounding commercial built environment. The site plan sketch provided shows the proposed site improvements include restriping of the rear (west) parking area and access to the building at Tenant Space #1 and service access to Tenant Space #2. A truck turning radius is shown, for future ACE Hardware deliveries which will utilize the existing truck dock. A designated yard area for use by ACE is also shown on the site sketch.	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
	DR25-090	805 8TH AVE Request for 1) Site Plan and Design Review to demolish the existing single-unit dwelling and construct a new single-unit dwelling and attached accessory dwelling unit (ADU) on a 0.11 acre parcel within the Single-Unit Dwelling (R-1) Zone.	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7 In Progress				
	DR25-173	960 INEZ WAY THE PURPOSE OF THE PROJECT AT 960 INEZ WAY, SACRAMENTO, CA 95822 IS TO BUILD A REAR ADDITION OF 1,299 SQUARE FEET OF CONDITIONED AREA TO THE EXISTING SINGLE-FAMILY RESIDENCE. THE NEW ADDITION WILL INCLUDE A PRIMARY BEDROOM WITH A PRIVATE BATHROOM, AN OPEN-CONCEPT LIVING, DINING, AND ENTERTAINMENT AREA, AND A JUNIOR SUITE WITH ITS OWN BATHROOM. THE EXISTING HOUSE WILL BE PARTIALLY REMODELED TO RELOCATE THE KITCHEN AND LIVING ROOM FOR BETTER FLOW AND FUNCTIONALITY. THE EXISTING BEDROOMS AND GARAGE ARE NOT PART OF THIS SCOPE OF WORK. THE PROPOSAL ALSO INCLUDES UPGRADING THE EXTERIOR FINISHES WITH A COMBINATION OF NEW STUCCO AND WOOD SIDING MATERIALS. A FULL REPLACEMENT OF THE EXISTING ROOF IS ALSO INCLUDED AS PART OF THE PROJECT TO MATCH THE NEW CONSTRUCTION.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-189	2773 12TH ST Site plan and design review to modify balcony, replacing French doors with sliding glass and changing railing materials at 2773 12TH ST, .16 acres on R-1 lot in Citywide SPDR area.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	P24-020	Proposal to construct an electronic billboard in the Office Business (OB) zone on approximately 0.16-acres. The requested entitlement is for Site Plan and Design Review to construct a 50-foot electronic billboard.	Angel Anguiano AAnguiano@cityofsacramento.org	Planning and Design Commission
	P25-007	5700 S LAND PARK DR A request to construct an 80-foot-tall monopine 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.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	PB25-031	1518 BROADWAY Remove and relocate existing historic sign and replace with replica. one (1) building-mounted illuminated sign	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
Waiting				
	DR25-168	1799 WENTWORTH AVE Request for Site Plan and Design Review to demolish a detached accessory structure and construct a new single-unit dwelling on an approx. 0.2-acre parcel in the Single-Unit Dwelling Zone (R-1-EA-4) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-190	3501 13TH ST Site Plan And Design Review For A Proposed Remodel To An Existing 1941 Sf Single Family Residence With A 1009 Sf 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 Sf Of Covered Porch Including A 125 Sf Covered Roof Deck. Water, Sewer, Gas And Electrical Utilities Will Also Be Rerouted And Reinstalled. A 550 Sf One-Car Garage/Utility Space With A 543 Sf 2nd Story Accessory Dwelling Unit Will Also Be Constructed As Part Of This Permit.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Council District - 8				
In Progress				
	DR24-236	8203 DELTA SHORES CIR Request for Site Plan and Design Review to construct 344 units across two parcels totaling 12.8 acres in the Multi-Unit Dwelling Zone (R-3-PUD) within the Delta Shores Planned Unit Development.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-158	7518 HENRIETTA DR Applicant is proposing a 705 sf addition to an existing SFR at 7518 Henrietta Dr. Additional changes include a new bay window and entryway cover in the front of the building.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	P25-005	1922 COSUMNES RIVER BLVD 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.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	P25-023	8640 DELTA SHORES CIR	Marcus Adams MAdams@cityofsacramento.org	Planning and Design Commission
		Application for Development Agreement Amendment for Delta Shores PUD		
	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.		
Approved				
	DR25-069 Approved 10/24/2025	1525 BELT WAY	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 1394 square foot second floor addition to a single-unit dwelling on a 0.13-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
Waiting				
	DR25-157	6680 VALLEY HI DR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to remodel a fire-damaged commercial building on an approx. 0.55-acre parcel in the General Commercial Zone (C-2) within the Citywide Design Review area.		

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