

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 12/18/2025

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				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1 In Progress				
	P22-030		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.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	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.				
Approved				
	DR25-196	4800 KENMAR RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
Approved 12/11/2025				
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.				
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.				
	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.				
	DR25-200	4721 KELTON WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
remove existing 50 ft pole and install new stealth 60 ft pole with related equipment				
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.				
	DR25-174	2138 DEL PASO BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
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.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	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
	DR25-204	3008 RIO LINDA BLVD 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-206	3030 RIO LINDA BLVD 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-219	1511 DEL PASO BLVD Site Plan and Design Review for a minor modification to approved planning entitlement (DR25-056) for the construction of a 33,886 square foot multi-unit dwelling consisting of 53 units and related site improvements on 2 vacant parcels of approximately 0.52 acres in the General Commercial (C-2-SPD) and Del Paso/Arden Way SPD.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
	DR25-236	53 MORRISON AVE Site Plan and Design review for new parking lot , lighting, fencing and landscaping. Record created per North Area Senior		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 jquntanilla@cityofsacramento.org	City Council

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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 berr 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		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 Dahla 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		
	Z22-003		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		A request to divide 12 parcels totaling 3.477 acres in the R-1 Zone into 17 residential lots, ranging from approximately 0.121 acres to 0.446 acres, and an approximately 0.1-acre lot for flood control. As part of the Tentative Map, the applicant is requesting to create a flag lot and one landlocked parcel that would be served by a private easement. No development is proposed at this time. This request requires approval of a Tentative Map to create the 18 lots with a tentative map design deviation and Site Plan and Design Review for the review of the Tentative Map layout with deviations to parcel depth. This request requires a director-level review.		
	Z23-012		Jose Quintanilla 916-808-5879 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.		
	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	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.		
	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 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	Z25-067	1021 FEE DR	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		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		
	Z25-075	1021 FEE DR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		NRA Recission mod to replace with GNA		
	Z25-093	2201 HARVARD ST		Staff
		TM: Adjust property lines for the existing Harvard Office Park site only. There are no proposed improvements to be considered for review as part of this project. This application proposes to adjust property lines for the existing Harvard Office Park site only. There are no proposed improvements to be considered for review as part of this project. This application proposes to split 2 parcels into 4 parcels. Existing: Parcel 1 = 23.29 AC Parcel 2 = 0.32 AC Proposed: Parcel 1 = 5.07 AC Parcel 2 = 5.07 AC Parcel 3 = 13.16 AC Parcel 4 = 0.32 AC (unchanged)		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-094	1500 EL CAMINO AVE A	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		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		
	Z25-104	1504 EL CAMINO AVE		Staff
		Request to amend a cannabis production CUP to convert 6,014 square feet of cannabis manufacturing to cannabis distribution to formally remove manufacturing from the scope of operations and to authorize the installation of a secured vestibule at the west employee entrance, oriented toward the parking lot. The proposed vestibule will measure 5 feet 8 inches by 14 feet 6 inches, comprising a total footprint of 82.2 square feet and enhancing controlled access and operational security at this entrance point. The original approval Z18-106 was for a cannabis production CUP to allow cannabis distribution and the previous CUP modification was to add cannabis manufacturing in place of distribution. This request aligns with the original CUP approval under Z18-106.		
		Prior RODs: Z20-082; Z18-106		
Approved				
	DR25-077	2750 CROSBY WAY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 12/12/2025	Build 4 dwelling units that are in sets of two conjoining units apart from each other.		
	DR25-212	1025 LAS PALMAS AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 12/12/2025	SFR 1214 Sq Ft, 3-bed 2 bath, 1-car garage and attached ADU 999 Sq Ft, 3-bed 2-bath, 1-car garage		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Approved				
	DR25-220	1608 ELDRIDGE AVE	Kevin Valente	Staff
	Approved 12/11/2025	SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A NEW TWO STORY CUSTOM RESIDENCE OF 1700 SQ. FT. WITH 3 BEDROOM AND 2.5 BATH. WITH ATTACHED GARAGE OF 228 SQ. FT	916-372-6100 KValente@raneymanagement.com	
Waiting				
	DR24-216		Sarah Scott	Design Director
		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.	916-808-2688 sscott@cityofsacramento.org	
	DR25-072	2935 RIO LINDA BLVD	Whitney Johnson	Design Director
		Applicant is submitting for SPDR for 6 new dwelling units 6040 sf. requires deviation for substandard rear setback	916-808-8947 wjohnson@cityofsacramento.org	
	DR25-109	1440 VINCI AVE	Armando Lopez	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.	916-808-8239 ALopezJr@cityofsacramento.org	
	DR25-163	1339 CANNON ST	Armando Lopez	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.	916-808-8239 ALopezJr@cityofsacramento.org	
	DR25-224	1329 FEE DR	Armando Lopez	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.	916-808-8239 ALopezJr@cityofsacramento.org	
	Z24-055	440 SANTA ANA AVE	Deja Harris	
		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.	916-808-5853 DNHarris@cityofsacramento.org	
Council District - 3				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	P22-042	3625 FONG RANCH RD	Garrett Norman 916-808-7934 gnorman@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.		
	P25-009	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 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 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 916-808-2688 sscott@cityofsacramento.org	City Council
		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 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.		
	Z25-101	3801 NORTHGATE BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		Variance to allow additional number of signs than permitted by the sign ordinance in the HC zone in Citywide Design Review District.		
Approved				

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Council District - 3				
Approved				
	P25-004	0 ROSIN CT	Deja Harris	Planning and Design Commission
Approved 12/11/2025		916-808-5853 DNHarris@cityofsacramento.org 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.		
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				
	DR23-117	3215 L ST	Sarah Scott	Staff
		916-808-2688 sscott@cityofsacramento.org 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.		
	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.		
	DR25-078	1207 40TH ST	Henry Feuss	Staff
		916-808-5880 HFeuss@cityofsacramento.org 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR25-138	1400 RODEO WAY 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.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-166	2101 K ST 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.	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
	DR25-216	2700 J ST Site Plan and Design Review to propose a minor exterior remodel in the C-2-SPD and located in Alhambra Corridor SPD Design Review District.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-222	1619 R ST Applicant is requesting time extension of two years to start construction on the project approved by design review on record P20-023	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-225	5362 H ST 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-227	622 50TH ST 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR25-234	2200 FRONT ST		Staff
		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.		
	P19-023	6201 S ST	Zach Dahla	Planning and Design Commission
		916-808-5584 zdahla@cityofsacramento.org Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility , and Site Plan and Design Review of the master plan and telecommunication facility.		
	P24-007	324 ALHAMBRA BLVD	Zach Dahla	Planning and Design Commission
		916-808-5584 zdahla@cityofsacramento.org A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	P25-008	1125 ALHAMBRA BLVD 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
	P25-018	2425 24TH ST 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.	Sierra Peterson speterson@cityofsacramento.org	Planning and Design Commission
	P25-019	1812 D ST 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
	P25-028	924 8TH ST Planning and Design Commission CUP to request off-sale alcohol (Type 21) in the C-3-SPD zone.		Planning and Design Commission
	PB21-003	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.		Staff
	PB21-012	2522 V ST 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.	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				
	PB25-025	616 13TH ST Mayor modification to the existing entitlement, To replace damaged exterior walls segments as per Walls Plan.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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
	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
	PB25-037	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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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				
	PB25-041	1328 19TH ST SCOPE OF WORK IS LIMITED TO REMODELING OF AN EXISTING RESIDENCE AND REFRAMING FULL BACK WALL AND BACK POPOUT.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-043	2118 26TH ST 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. There is a Housing Case on this Parcel. CitizenServe case #21-046861 . Got into condition and change to required after fees have been paid.		Staff
	PB25-044	1714 28TH ST 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. The new project proposes to wreck the existing commercial building and the existing parking lot. 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.		Preservation Director (SFR/DUP)
	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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-009	2412 H ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Boulevard Park historic district. The existing buildings will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map.		
	Z25-020	2030 23RD ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	
		Request to expand the Ivy Ridge Assisted Living facility on a 0.44-acre site within the Single-Unit Dwelling (R-1-SPD) zone, the Central City Special Planning District (SPD), and the Poverty Ridge historic district. This request requires director-level review of a Major Modification to a Deemed Conditional Use Permit for a residential care facility and Site Plan and Design Review for alterations to landmark and contributing property to a historic district.		
	Z25-039	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 Dahla 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-070	2210 CAPITOL AVE 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-082	911 26TH ST 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.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-085	3000 T ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
	Z25-095	11 7TH ST 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.	Karlo Felix 916-808-7183 kfelix@cityofsacramento.org	Staff
	Z25-099	1500 MCCORMACK ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	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.		
Approved				
	DR25-141 Approved 12/17/2025	656 SAN MIGUEL WAY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		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.		
	PB25-036 Approved 12/11/2025	2724 J ST		Staff
		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		
Waiting				
	DR22-060	201 N ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Design Director
		Request for a 32-story, 587,685 square foot, mixed-use development with 248 dwelling units and 90,548 square feet of commercial on a 2.58-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review of the proposed buildings and site improvements and a Tree Permit to remove private protected trees and city trees.		
	DR23-199		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 11 townhomes on a 0.32-acre parcel in the Multi-Unit Dwelling zone (R-3) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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
	DR25-193	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
	DR25-213	1225 SEVILLE WAY 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	P18-078	301 CAPITOL MALL A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
	PB20-007	1905 6TH ST Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	PB20-042	2023 T ST		Staff
		A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft 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.		
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.		
	DR25-159	5889 28TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Construct new 2 story single family home.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	DR25-232	2030 STOCKTON BLVD		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		Staff
		SPDR for addition to rear of existing SFR on .23 acres in R-2 zoning in the Citywide SPDR area.		
	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.		
	P24-035	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		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	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
	Z25-077	2900 WAH AVE 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	Michael Crampton MCrampton@cityofsacramento.org	Staff
	Z25-090	7000 FRANKLIN BLVD 1100 Request to extend CUP expiration date.	Michael Crampton MCrampton@cityofsacramento.org	Staff
	Z25-096	3654 1ST AVE 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.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
	Z25-100	2470 28TH AVE 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.	Daniel Abbes Dabbes@cityofsacramento.org	Staff
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	DR25-074	2400 FRUITRIDGE RD 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.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-144	2561 19TH AVE MMH_build proposed single family home, 1,398 sq ft	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-161	3694 ELBY LN 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).	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-217	 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	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	P24-031	5065 24TH ST Conditional Use Permit to establish a cannabis dispensary (storefront with delivery), within ±2,382 square feet of an existing ±4,402-square-foot retail building, on approximately 0.51 acres in the Light Industrial zone (M-1-EA-3), and within the Executive Airport Overlay. (Three existing buildings on the property totaling ±7,156 square feet).	Michael Crampton 916-808-7686 MCrampton@cityofsacramento.org	Planning and Design Commission
Council District - 6				
In Progress				
	DR23-193	8647 FOLSOM BLVD 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.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR24-098	6001 RIZA AVE 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.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
	DR25-081	8040 ANDORA WAY 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.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-164	3515 52ND ST Site Plan and Design Review to demolish a covered patio and addition, and construct a 1,560 square foot two-story 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
	DR25-207	8340 BELVEDERE AVE 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
	DR25-208	3500 53RD ST A Site Plan and Design Review to construct an addition to an existing residential dwelling and a detached accessory structure (garage) on a 0.21-acre lot in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR25-214	8762 SAINTS WAY Site Plan and Design Review to demo existing garage and rebuild with a second story on a residential 0.15-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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-223	8451 ROVANA CIR 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-226	8309 21ST AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress		Since 2007, HP Hood has owned and operated the dairy products processing and packaging facility on Belvedere Avenue. This was an existing facility previously owned and operated by Crystal Cream and Butter. Currently, packaging for the finished products is produced off-site and trucked to the facility. Some of the packaging, specifically empty plastic bottles, are both large and light, which makes them inefficient for truck transport. Currently, roughly 3,600 truckloads of plastic bottles are delivered to the facility annually. In 2018, HP Hood purchased an adjacent parcel of land (the "Project Site"). Over time, it became clear that developing the project by constructing a stand-alone plastic bottle production facility (the "Project") would greatly benefit operations of the existing facility. This project will allow HP Hood more direct control of the quality and quantity of bottles supplied to the facility. Since the project is fed by pelletized plastic, it would reduce the number of trucks to 2 resin tanker loads of pelletized HDPE resin plastic per day. The throughput of finished bottled product for the facility will remain the same. 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. The project site is an unimproved industrial lot, with industrial uses to the west and north, the existing HP Hood facility to the east, and railroad and industrial uses to the south. 21st ave extends up to the South West corner of the site. There is no intent to have access to or improve 21st ave. Truck access to the project site will be through the existing HP Hood facility off Belvedere ave to maintain site security. Employee parking would be in the existing employee parking lot on the east side of the existing facility. The new facility will be replacing the activity of offloading bottles from a truck, and staging them for conveyance into filling, therefore the headcount between this facility and the existing facility will remain the same. The headcount of the new facility will be 6 per shift. There is no additional full-time employees anticipated for this site once the new facility is operational. Fire and domestic water will be provided via a new connection to the existing main in 21st Avenue. Sewer will be connected to the existing sewer main that runs along the east side of the project area. The design storm will be retained onsite. There will be an outfall to the existing storm infrastructure in the 21st Avenue road reservation for stormwater over and above the design storm. Electricity will be provided via connection to the existing private HP Hood substation. The project will		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
		not have a natural gas service. Blow molding is a dry process, and is not a heavy water user. Water use is primarily to serve 2 single-use restrooms and emergency eyewash/shower stations.		
	DR25-228	2250 MORLEY WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a new addition 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.		
	DR25-230	5813 63RD ST	Armando Lopez 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		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		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 - 6 In Progress				
	P23-014	6000 DIAS AVE	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		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.		
	P23-024		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		Request for a new 2,960 square foot Chick-fil-A on a portion of a 3.77-acre site within the General Commercial (C-2) zone. The proposal includes a dual-lane drive-through service with on-site dining limited to an outdoor patio. This request requires commission-level review of a conditional use permit for a drive-through restaurant and site plan and design review for the new building and site improvements.		
	P24-015		Daniel Abbes dabbes@cityofsacramento.org	City Council
		A request to construct 214 affordable multi-unit dwellings and 13,000 square feet of commercial space on a vacant ±6.24-acre site. The request requires a Rezone from R-1A and C-2 to R-3 and C-2, Site Plan and Design Review for construction of the site and buildings, and a Tree Permit for the removal of trees.		
		Note: Concurrent Lot Line Adjustment and Lot Merger applications will change lot configurations and the number of lots from 5 to 4.		
	P24-029		Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct two warehouse buildings totaling ±28,220 square feet and site improvements on a ±7.5-acre vacant site within the Heavy Industrial (M-2S) Zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish a hazardous waste facility (transfer station) and Site Plan and Design Review to construct the two buildings and site improvements.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	P24-032	8221 21ST AVE Power Inn Materials requests a conditional use permit to begin wholesale aggregate sales, aggregate recycling, landscape Materials, concrete blocks, and similar building materials supply facility at 8201 21 st Ave and a Site Plan and Design Review to deviate from landscape requirement.	Marcus Adams 916-808-5044 madams@cityofsacramento.org	Planning and Design Commission
	P25-021	6441 POWER INN RD 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	Daniel Abbes DAbbes@cityofsacramento.org	Planning and Design Commission
	Z24-021	6122 DIAS AVE 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.	Daniel Abbes dabbes@cityofsacramento.org	Zoning Administrator
	Z24-105 Approved 10/14/2025	8151 FRUITRIDGE RD 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).	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
	Z25-019	8580 MORRISON CREEK DR 101 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.		Zoning Administrator
	Z25-031	3901 FLORIN PERKINS RD 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.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	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).		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	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.		
	Z25-073	8255 ALPINE AVE	Michael Crampton MCrampton@cityofsacramento.org	Staff
		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.		
	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 .		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
Approved				
	DR25-106	4917 T ST	Sarah Scott	Design Director
	Approved 12/11/2025	Request for Site Plan and Design Review to construct an addition with a deviation for 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.		
			916-808-2688 sscott@cityofsacramento.org	
	DR25-145	5705 66TH ST	Armando Lopez	Staff
	Approved 12/17/2025	Site Plan and Design Review to construct a single-unit dwelling on a vacant 1.01-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
			916-808-8239 ALopezJr@cityofsacramento.org	
Waiting				
	DR24-144	8905 ALDER AVE	Sarah Scott	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.		
			916-808-2688 sscott@cityofsacramento.org	
	DR25-064	8117 14TH AVE	Sarah Scott	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.		
			916-808-2688 sscott@cityofsacramento.org	
	DR25-154	3201 FLORIN PERKINS RD	Armando Lopez	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.		
			916-808-8239 ALopezJr@cityofsacramento.org	
	DR25-182		Armando Lopez	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.		
			916-808-8239 ALopezJr@cityofsacramento.org	
	DR25-201	8732 FRUITRIDGE RD	Sarah Scott	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.		
			916-808-2688 sscott@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	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		
	DR25-215	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.		
Council District - 7				
In Progress				
	DR25-090	805 8TH AVE	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
		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.		
	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 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.		
	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 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.		
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.		
	P25-005	1922 COSUMNES RIVER BLVD	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		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.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	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.				
Approved				
	DR25-157	6680 VALLEY HI DR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	Approved 12/10/2025	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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