

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 3/9/2026

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - In Progress				
	P21-017	0 UNKNOWN	Matthew Aijala 916-808-7176 maijala@cityofsacramento.org	City Council
A request to annex approximately 470 acres of vacant land in North Natomas. The project proposes a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, creation of a Planned Unit Development, a Development Agreement, a Master Parcel Map, and Site Plan Design Review. The project site would be designated for light industrial/warehousing and highway-oriented commercial uses.				
Council District - 1 In Progress				
	DR25-165		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.				
	DR26-007		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
Site Plan and Design Review to request to remove 3 dumpster enclosures, modify concrete-work, and modify landscaping in the EC-50-PUD zone in Citywide Design Review in the Provence Townhome Development. NATOMAS CROSSING #3 PUD. Zach had pre-app to determine Application submittal and fees. Submittal approved by Zach.				
	P22-030		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for:				
1) PUD Schematic Plan Amendment to designate ±8.46 acres for residential uses; and				
2) Site Plan and Design Review for the construction of a 200-unit apartment complex totaling 234,323 square feet on 8.46 acres in the Employment Center zone (EC-80-PUD) within the Del Paso Road Planned Unit Development (PUD).				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1 In Progress				
	P22-046	2631 DEL PASO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
		A request for: 1) Rezone ±2.09 from A-OS to C-2-PUD; 2) Development Agreement for a portion of the project encompassing approximately 2.09 acres; 3) Planned Unit Development Amendment to the Town Center PUD development guidelines and schematic plan; 4) for Condominium purposes for 186 airspace units; 5) Site Plan and Design Review for the construction of 93 duplex dwellings (186 units) on ± 11.34 net acres in the General Commercial (C-2-PUD) and Agriculture-Open Space (A-OS) zones within the Town Center PUD. Requires City Council approval. Parcels 225-0040-106 and 225-0040-107 are to be incorporated into the Town Center PUD. These 2 parcels also require approval of a new Development Agreement.		
	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				
	P25-030	4451 EL CENTRO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Planned Unit Development Amendments to the Point West Plaza PUD Guidelines to establish regulations for residential developments and Schematic Plan to designate the residential portion of the site for residential uses; 2) Tentative Subdivision Map to subdivide the 44.9 gross acre project site into a total of 251 lots including 7 commercial lots, 215 residential lots, and 29 common lots; 3) Conditional Use Permits to authorize 3 drive-through restaurants; a 6-pump (12 fuel positions) gas station with carwash; and Single-Unit Dwellings in the Shopping Center (SC) zone; and 4) Site Plan and Design Review of the tentative map layout and construction of the 215 detached residential units and 186,250 square feet of total commercial development (13 buildings) and associated site improvements.		
	Z25-108	741 CLAIRE AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Parcel Map to subdivide one approximately 0.48 acre parcel, developed with 2 detached single-unit dwellings into 4 parcels in the Limited Commercial (C-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwellings. The existing dwellings will be retained, and no new construction is proposed. Requires Director level review.		
Approved				
	DR25-198 Approved 03/06/2026	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.		
	Z25-078 Approved 03/05/2026	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.		
Waiting				
	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				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR22-090	3330 DOUGLAS ST Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	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
	DR25-236	53 MORRISON AVE A request for 1) Site Plan and Design Review to expand an existing truck parking lot to an adjacent 3.05-acre vacant lot in the Light Industrial (M-1S-PUD) zone and within the Norwood West Planned Unit Development. Improvements include a new parking lot, lighting, fencing, and landscaping.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
	DR26-001	2670 LAND AVE Request for Site Plan and Design Review to construct a parking lot of 83 stalls on an approx. 13-acre parcel in the Light Industrial Zone (M-1) within the North Sacramento Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR26-004	1800 VINCI AVE A request for: 1) Site Plan Design Review to develop a heavy truck storage use on a vacant parcel of approximately 7.2 acres in the Light Industrial (M-1-R) zone and Citywide Design Review Area.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
	DR26-023	4504 RALEY BLVD Request to construct a 3,400 square foot metal building for auto sales use at a vacant 0.51 acre parcel in the Light Industrial (M-1S) Zone. Scope includes a 96 square foot office building, and associated site improvements. Staff Site Plan and Design Review Required. Previously approved under DR22-040 which expired.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR26-035	796 DEL PASO BLVD Request for Site Plan and Design Review to legalize an event hall in the existing building, a tow-yard, and a truck driving school on an approx. 1.41-acre parcel within the Light Industrial Zone (M-1-SPD) within the Del Paso/Arden Way SPD and North Sacramento Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR26-043	3535 MAY ST Request for Site Plan and Design Review to construct 1 single family unit and 1 attached base floor ADU on a lot that was split using SB-9.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR26-045	441 KESNER AVE SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A RESIDENCE OF 2036 SQ.FT. WITH 4 BEDROOM AND 3 BATHROOM AND A GARAGE OF 547 SQ. FT.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR26-048	3724 ASTORIA ST Request for design review for the development of three new multi-family homes resulting in 42 new dwelling units, applying for density bonus to exceed R-2A maximum density, and to demo the existing two multifamily structures on 1 acre lot in the R-2A zone in the Citywide SPDR area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR26-050	Site Plan and Design Review to construct a 2532 square foot residence with 560 square foot attached garage in the R-1 zone in Citywide Design Review District. Minimum density is 3 du/na. Lot size .22 which requires 1 minimum residential unit. Bruce Monighan said to take it in since landlocked and setbacks and garage will be taken care of during review. SINGLE-FAMILY HOME CONSISTS OF FIVE (5) BEDROOMS, THREE (3) FULL BATHROOMS, TWO (2) LIVING ROOMS, A KITCHEN, A DINING ROOM, A LAUNDRY ROOM, A PANTRY, COVER PATIO, AND AN ATTACHED TWO (2)-CAR GARAGE.		Staff
	DR26-053	649 MAIN AVE Request for site plan and design review for new two story single family residence vacant 0.24 acre lot in the R-1 zone and citywide SPDR area.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	P23-032	1950 JULIESSE AVE 2	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	City Council
		A request for: 1) Tentative Map for Condominium Purposes on a 0.71-acre site developed with 11 dwelling units and 2) Conditional Use Permit for Condominium Conversion to convert an existing 8-unit residential development into 11 condominium units in the Multi-Unit Dwelling (R-2A) zone. Condominium Conversions require City Council approval and subject to the requirements and procedures for residential condominium conversions in City Code Chapter 17.716.		
	P24-018	4224 MARYSVILLE BLVD	Jose Quintanilla 916-808-5879 jquntanilla@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.		
	P25-022	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 jquntanilla@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 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	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
	P26-001	4200 NORWOOD AVE A request for:1) Conditional Use Permit to allow for the sale of beer, wine, and spirits (Type 21 ABC License) for off-site consumption within an existing gas station convenience store in the General Commercial (C-2-R) zone. Requires Planning and Design Commission approval.		Planning and Design Commission
	P26-002	2150 HARVARD ST Request for: 1) Conditional Use Permit to establish a Transit Vehicle-service, repair, storage use and 2) Site Plan and Design Review for 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements on a 5.44 acre parcel developed with an existing office building in the Office Building (OB) Zone. Requires approval by the Planning and Design Commission	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				
	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.		
	Z25-053	2200 DOWNAR WAY	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide 1 parcel into 19 parcels, including 18 residential parcels and 1 parcel for a private road; and 2) Site Plan and Design Review for review of the map; and for the construction of 17 new single-unit dwellings. Existing residential buildings on Lot 1 to remain. Plans include 15 plans with Accessory Dwelling Units.		
	Z25-054	5016 ROSE ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Parcel Map to subdivide one approximately 1.32 acre parcel, developed with 1 single-unit dwelling into 4 parcels in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling with a lot deviation to exceed the maximum lot depth requirement. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		
	Z25-056	628 SOUTH AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 5 parcels in the Single-Unit Dwelling (R-1-SPD) Zone and within the Del Paso Nuevo SPD and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-063	4217 WINTERS ST	Jose Quintanilla 916-808-5879 jquntanilla@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.		
	Z26-012	2005 DEL PASO BLVD		Zoning Administrator
		A request for a Time Extension for Z22-084		
		1) Tentative Subdivision Map to subdivide 2 parcels into 15 lots for residential use; 2) Site Plan and Design Review for the Tentative Map in the General Commercial zone (C-2-TO-SPD) within the Del Paso/Arden Special Planning District.		
		Note to Planner: Issues merging documents due to Signature panel.		
Approved				
	DR25-072	2935 RIO LINDA BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
	Approved 03/03/2026	Applicant is submitting for SPDR for 6 new dwelling units 6040 sf.		
	DR26-026	1024 ALAMOS AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 03/02/2026	Request for SPDR of an addition to the existing home, and to permit the existing unpermitted second detached dwelling unit under missing middle, as well as the attached ADU, on .42 acre flag lot in the R-1 zone, in Citywide SPDR area.		
	DR26-033	900 JESSIE AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 03/02/2026	Revising approved design review file DR23-247 for change to comp roofs.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Approved				
	P25-011	3560 DEL PASO BLVD	Deja Harris	Planning and Design Commission
Approved 02/26/2026		916-808-5853 DNHarris@cityofsacramento.org 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.		
	Z25-104	1504 EL CAMINO AVE		Staff
Approved 03/05/2026		A request for a Conditional Use Permit Minor Modification to an existing cannabis production permit to remove 146 square feet of manufacturing within a 6,014-square-foot suite in an existing 15,244-square-foot industrial building in the Light Industrial (M-1) zone. The suite is currently approved for 5,868 square feet of cannabis distribution. With this modification, the full 6,014 square feet of the suite would be dedicated to cannabis distribution. Previous approvals under Z20-082 and Z18-106.		
	Z26-004	4851 WARREN AVE		Staff
Approved 03/05/2026		Request for Time Extension of Approved Tentative Map Z22-063. A request for: 1) Tentative Map to subdivide one approximately 2.5 acre parcel, developed with 3 single family dwellings into 10 lots in the Single Unit Dwelling (R-1) Zone and 2) Site Plan and Design Review for review of the Tentative Map.		
Waiting				
	DR25-180	1441 SANTA ANA AVE	Sarah Scott	Staff
		916-808-2688 sscott@cityofsacramento.org The proposed project at 1441 Santa Ana Avenue, Sacramento, CA involves the installation of a 24x40 modular office building on a commercially zoned parcel (M-1S-R). The project is being submitted for Site Plan and Design Review.		
	DR25-224	1329 FEE DR	Armando Lopez Jr.	Staff
		916-808-8239 ALopezJr@cityofsacramento.org Site Plan and Design Review to remodel exterior of an industrial complex on a 3.81-acre parcel in the Light Industrial (M-1) Zone within the Citywide Design Review District.		
	DR25-240	1801 WOOLLEY WAY	Armando Lopez Jr.	Staff
		916-808-8239 ALopezJr@cityofsacramento.org Site Plan and Design Review to remodel the existing single-unit dwelling and include an office for auto sales on site on a 0.4-acre parcel in the Light Industrial (M-1) Zone within the Citywide Design Review District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	DR26-008		Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the non-permitted construction of two dry storage hangar buildings on a 2.5-acre parcel in the Light Industrial (M-1(S)) zone within the Citywide Design Review Area.		
	Z24-055	440 SANTA ANA AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	
		A request for: 1) Tentative Subdivision Map to subdivide a vacant 1.5-acre parcel into 6 lots in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for the construction of 6 single-unit dwellings with deviations to exceed lot depth requirements of the R-1 Zone.		
Council District - 3				
In Progress				
	DR26-044	400 WINTERHAVEN AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review for a residential accessory structure on an an existing lot with a single unit dwelling in the R-1 zone and Citywide Design Review Area.		
	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				
	P25-016	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.		
	P26-003	2450 W EL CAMINO AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Rezone from the R-2B-PUD zone to the OB-PUD zone; PUD Amendment to the Metropolitan Center PUD Schematic Plan to redesignate sites for the appropriate uses; Site Plan and Design Review for the hotel/apartment developments; and Density Bonus.		
	Z25-029	1661 GARDEN HWY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A Request for: 1. Conditional Use Permit Major Modification of a deemed Conditional Use Permit (CUP) to construct a new office building in the Flood (F) zone. 2. Site Plan and Design Review for the construction of a new 4,808-square-foot office building.		
	Z25-101	3801 NORTHGATE BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A request for a Variance to allow an additional number of signs than permitted by SCC Chapter 15.148 in the Highway Commercial (HC) zone.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	Z25-110	3781 NORTHGATE BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
A request for 1) a Conditional Use Permit (CUP) to establish tobacco retailing in a proposed convenience store; and 2) Site Plan and Design Review for the construction of a gas station with four fuel islands (8 nozzles), a 4,761 square foot convenience store, and associated site improvements on approximately 1.43-acres in the Highway Commercial (HC-R) zone.				
Approved				
	P25-010	3600 AIRPORT RD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
Approved 03/03/2026				
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).				
Waiting				
	DR25-210	2314 MORELL ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
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 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
A request for: 1) Tentative Subdivision Map to subdivide a 1.5-acre parcel, developed with an existing single-unit dwelling, into 9 lots in the Single-Unit Dwelling (R-1) Zone with deviations for minimum lot width, depth, and lot size requirements of the R-1 Zone; and 2) Site Plan and Design Review for the review of the map layout. No new construction is proposed. Requires Director level review.				
Council District - 4 In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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 Jr. 916-808-8239 ALopezJr@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 and a parking lot revision in the C-2-SPD and located in Alhambra Corridor SPD Design Review District.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR26-010	3132 H ST Site Plan and Design Review to propose exterior work in the R-1 zone and Citywide Design Review. 1. REPAIR of FIRE DAMAGE at UPPER FLOOR ROOF STRUCTURE and WALLS. 2. DEMOLISH NON-HISTORIC STEEP PITCHED ROOF to REVEAL ORIGINAL LOWER PITCHED ROOF. 3. INTERIOR ALTERATIONS including KITCHEN and BATHROOMS. 4. EXPANSION of 1st FLOOR to SUPPORT UPPER SUN ROOM. 5. REPLACEMENT and RELOCATION of EXISTING GARAGE. (SEPARATE FUTURE PERMIT APPLICATION).	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Exempt
	DR26-020	4300 FOLSOM BLVD Site Plan and Design Review to request to demolish two buildings (old florist building and old admin building) with historic evaluations for both buildings in the R-1 zone in Citywide Design Review.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR26-040	1008 2ND ST		Staff
		Site Plan and Design Review to request to repair of existing balcony in the C-3-SPD zone in Central City Design Review District. This building is on the Sacramento Historic Registry. Repair existing balcony with repair of existing wood framing and/or replace in-kind no change in occupancy or risk category. No change any styles, columns and balusters.		
	DR26-041	700 R ST 200	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		The proposed scope of work consists of a facade remodel on the north elevation facing R Street, including the installation of horizontal wood-style rainscreen panels over the existing stucco exterior wall and the addition of a steel entry canopy extending approximately four (4) feet from the facade and attached directly to the exterior wall, incorporating business name signage. The design aligns with the R Street Design Guidelines by utilizing industrial-inspired materials and finishes, with wood-style panels and a complementary accent paint color that reference materials such as brick, concrete, and glass. To facilitate installation of the facade panels, canopy, and signage, existing exterior lighting will be temporarily removed and reinstalled below the new canopy.		
	DR26-046			Staff
		Request for a six-story, 28,802 square foot development with 28 multi-unit dwellings on a 0.11-acre site within Residential Office (RO-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires staff level Site Plan and Design Review of new construction. Applicant is applying with a Density Bonus Application with associated concessions/incentives and waivers/reductions of development standards.		
	DR26-049	3216 T ST		Staff
		Request for Site Plan and Design Review to remodel a Single Family Dwelling in the R-1 zone and Alhambra Corridor Special Planning District. Renovation of Interior (Kitchen, Laundry, Bath) Updating portions of electrical and plumbing, Attic Conversion, New main service panel.		
	DR26-052	1600 53RD ST		Staff
		Proposal to add 818 square feet addition to existing residential home.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR26-054	1205 56TH ST		Staff
		PLAN FOR AN ADDITION AND REMODEL TO AN EXISTING 1,269 SF TWO-STORY RESIDENCE: ADDITION TO BE APPROX. 400 SF AND SHALL CONSIST OF ADDED SPACE TO THE PRIMARY BEDROOM, BATHROOM, CLOSET, KITCHEN, AND CREATE A NEW LAUNDRY CLOSET AND BUTLER'S PANTRY. REMODEL SHALL TAKE PLACE IN THE PRIMARY BEDROOM, BATHROOM, CLOSET, KITCHEN, LAUNDRY, AND EXTERIOR SIDING.		
	DR26-055	516 SAN MIGUEL WAY		Staff
		Site Plan and Design Review to request to construct a ground floor attached unconditioned, wood frame, garage including concrete foundation and slab on grade with a conditioned, wood frame 2 story stair vestibule connecting to a second floor conditioned, wood frame, addition with 2 bedrooms and bathroom in the R-1 zone in Citywide Design Review District. Existing house renovation limited to moving a door and miscellaneous existing finish modifications to meet new construction. No changes to grading, landscape, irrigation, or driveway access. There is a current Building Permit Application RES-2506154 for the same work as and ADU and I am wanting to change the project to an addition in plan check wait not issued. Demolish existing detached, unconditioned, wood frame garage including concrete foundation and slab on grade under a separate wrecking permit already issued under RES-2505791.		
	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	P24-007	324 ALHAMBRA BLVD	Zach Dahla	Planning and Design Commission
	Approved 02/12/2026	916-808-5584 zdahla@cityofsacramento.org A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		
	P25-008	1125 ALHAMBRA BLVD	Deja Harris	Planning and Design Commission
		916-808-5853 DNHarris@cityofsacramento.org Request for a five-story, 175,669 square foot, mixed-use building on a 0.867-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires PDC-level review of; Conditional Use Permit for mini-storage; Site Plan and Design Review for the demolition of three buildings, a new building, and associate site improvements with deviations to design guidelines; and a Tree Permit for the removal of private protected trees.		
	P25-019	1812 D ST	Michael Crampton	Planning and Design Commission
		916- mcrampton@cityofsacramento.org Request to serve alcohol within an existing 2,600 square foot music studio within the Heavy Commercial (C-4-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of a Conditional Use Permit for a bar and Site Plan and Design Review for improvements to the front patio of the building.		
	P25-028	924 8TH ST	Daniel Abbes	Planning and Design Commission
		916-808-5873 DAbbes@cityofsacramento.org Request to authorize the sale of alcoholic beverages for off-premises consumption within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of a Conditional Use Permit (CUP).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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.		
	PB25-025	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.		
	PB25-030	1220 F ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose remodeling of an existing masonry warehouse into dwelling units in the R-3A-SPD zone on a site with a historic landmark structure in Old Washington School Historic District. Requesting Preservation incentives-Adaptive reuse density. Proposal will include (6) new residential dwelling units on two levels. First level includes bike storage, two residential units and waste disposal room. Second level includes four residential units. (2) Units on the front building approved under PB24-034. Sean said to take it in and Preservation will determine if they are meeting the incentive-adaptive reuse density. Sean said do not route to anyone at this time. Current Application is fine.		
	PB25-032	621 14TH ST	Hannah Taube htaube@cityofsacramento.org	Staff
		Site Plan and Design Review to replace stair materials due to dry rot at Landmark structure in Old Washington School District in R-3A-SPD zoning in Central City Design Review Area.		
	PB25-035	427 21ST ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to covert attic in the R-1B-SPD zone in Boulevard Park Historic District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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
	PB25-043	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.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	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)

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-045	2514 N ST	Hazel Bess hbess@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a rehabilitation of the existing 1,253 square foot single-family residence in the R-3A-SPD zone in the Winn Park Historic District and a contributing resource. The scope of work proposes an interior remodel, new windows, new exterior siding, replacement of dry rot, and an expansion of the structure by 362 sq.ft at the back of the residence.		
	PB25-046	2604 P ST		Staff
		HDB 25-027361: Plans not required: Full interior remodel to include new electrical wiring, lighting, outlets, switches, sub panels, water heater, HVAC split systems, cabinets & countertops, windows, plumbing fixtures, showers, flooring.		
	PB25-047	500 U ST		Staff
		CLEAR HOUSING CASE FOR NON- COMPLIANT STAIRS AND DECK, WINDOWS CORRECTED, ADD 1 OFF STREET PARKING SPOT. 1. REMOVE AND REBUILD FRONT AND SIDE STAIRS PER PLANS. 2. MODIFY PICKET FENCE AND GATE AS NEEDED FOR SIDE STAIR LANDING. 3. REMOVE REAR DECK AND 2 STORY STAIRS, REPLACE WITH NEW RECONFIGURED 2 STORY STAIRS AND LANDINGS WITH SHED ROOF OVER TO PROVIDE SHADE AND SOME PROTECTION. PAINTED WHITE RAILIING WOODWORK AND COMPOSITE DECKING IN LIGHT GREY. 4. REMOVE AND REPLACE VINYL WINDOWS WITH CASING TO MATCH HOUSE - 2 ON SOUTH SIDE, ONE ON NORTH EAST SIDE. 5. ADD ON-SITE PARKING SPACE WHERE DECK USED TO BE USING EXISTING CURB CUT AND ADDING TO THE SOUTH TO FACE PARKING SPACE		
	PB26-002	1504 U ST		Staff
		Request for SPDR to rehab fourplex with fire damage under Citizenserve case #24-027383, and raise basement ceiling to add two ADU units on .07 acre lot in the R-1B zone at Historic Landmark in the Central City Design Review Area.		
	PB26-003	2120 D ST		Staff
		THE PROJECT IS LOCATED IN THE CITY OF SACRAMENTO. IT CONSIST OF A REPLACEMENT OF AN EXISTING EXTERIOR STAIRCASE WITH A NEW WOOD FRAMED STAIRCASE.		
	PB26-004	1823 N ST		Staff
		Request for Site Plan and Design Review to repair property after fire damage zoned R-3A in the East End Historic District and Central City Special Planning District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB26-005	1015 20TH ST SITE PLAN AND DESIGN REVIEW TO PROPOSE A NEW 6' FENCING, TWO NEW GATES, NEW PLANTER BOXES ON WEST SIDE OF BUILDING, NEW WINDOWS, NEW ENTRY DOOR, NEW MURAL AND REPAINT THE ENTIRE BUILDING ON AN EXISTING LANDMARK STRUCTURE IN THE C-2-SPD ZONE.		Staff
	PB26-006	1315 D ST Site Plan and Design Review to remove and replace front porch stairs, and porch floor in the R-3A-SPD zone in Old Washington School Historic District. Contributing Resource. No change in footprint. Like for like - no change in the house design. Sean deCourcy requesting SPDR.		Staff
	PB26-007	310 23RD ST Request for Site Plan and Design Review to remodel existing single unit dwelling zoned R-1 in the Boulevard Park Historic District. Demolish existing utility sheds. Excavate to enlarge (e) partial basement. Construct new addition of sunroom, office, storage & rear entry. Add new operable skylight to exist. bath. Rebuild/ reconfigure front entry stairs/ porch to face 23rd Street.		Staff
	PB26-008	1114 25TH ST Site Plan and Design Review for exterior work on a fire damaged contributing resource in the Capitol Mansions Historic District		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB26-009	707 22ND ST		Staff
		1) REMODEL FIRST FLOOR: EXCAVATE PORTION OF LOW. FLR. TO CREATE SECOND BEDROOM W/ 8' CEILING, ENLARGE LIV. RM., REMODEL EXISTING KITCHEN & BATH, REMODEL UTILITY RM. & RE- LOCATE/ REPLACE ELECTRICAL MAIN PANEL. RE- ROUTE SANITARY SEWER TO GRAVITY- FED, ELIMINATING LIFT PUMP. 2) REMODEL SECOND FLOOR: REMODEL KITCHEN AND REAR ENTRY, RE- LOCATE/ REMODEL BATH 2 & REMODEL BATH 1. INSTALL NEW GAS INSERT @ FIREPLACE. 3) UPGRADE ELECTRICAL SERVICE TO MEET CURRENT CODE. 4) ADD SECOND SMUD METER FOR FIRST FLOOR UNIT. 5) NEW SEPARATE HEAT PUMP WATER HEATERS FOR FIRST & SECOND FLOOR UNITS. 6) UPDATE/ UPGRADE EXHAUST FANS & VENTING.		
	Z24-034	1441 RICHARDS BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to include a towing service as a part of an existing truck and automobile repair facility on a 6.45-acre site within the General Commercial (C-2-SPD) zone and the River District Special Planning District (SPD). This request requires director-level review of a conditional use permit (CUP) to add a nonconforming use to an existing nonconforming use.		
	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	Michael Crampton 916- mcrampton@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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-050	2718 G ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		On March 20, 2025, the Preservation Director approved the residential development consisting of the adaptive reuse of the Marshall School into an apartment complex with 36 multi-unit dwellings and construction of 12 duplex buildings with six duplexes along 27th Street and six duplexes along 28th Street. The applicant is now proposing to subdivide the 1.18-acre project site into three lots, including one lot to contain the renovated Marshall School apartment complex, one lot to contain 6 duplex dwellings along 27th Street, and one lot to contain 6 duplex dwellings along 28th Street. The applicant is also requesting to subdivide the two proposed parcels containing the duplexes for condominium purposes resulting in 24 total residential airspace units (12 airspace units on each lot). This request requires director-level review of a 1) Tentative Map to subdivide the property into three lots and 2) Site Plan and Design Review of the tentative map layout.		
	Z25-064	2711 V ST	Jose Quintanilla 916-808-5879 jquintanilla@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	Daniel Abbes 916-808-5873 DAbbes@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	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		Request to redevelop portions of four properties with a duplex, triplex, and parking lot within the Multi-Unit Dwelling (R-3A-SPD) and General Commercial (C-2-SPD) zones and the Central City Special Planning District (SPD). This request requires director-level review of: Tentative Map to split three properties into four lots; and Site Plan and Design Review of the tentative map layout, demolition of four structures, two new structures, and a parking facility with deviations to lot size, lot width, and setbacks.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-099	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
	Z25-102	2211 F ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
	Z25-103	315 N 10TH ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
	Z25-107	318 U ST Request to split a 0.22-acre site into six lots and construct six single-unit dwellings within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the South Side Historic District. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated improvements with deviations for lot size, lot width, and lot coverage.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Z25-109	2415 K ST Request to split a 0.29-acre site with 10 duplexes into 11 lots within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map layout.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Zoning Administrator
	Z26-001	1825 W ST Request to split a 0.15-acre property into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot size, depth, and rear-yard setback.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z26-003		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre property into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot depth and rear-yard setback.		
	Z26-005	1823 P ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.146-acre site into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the East End 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 and the demolition of a portion of a noncontributing structure within a historic district.		
	Z26-006	1117 24TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Zoning Administrator CUP to request to reestablish a 1,444 square foot salon within an existing building within the Multi-Unit Dwelling (R-3A-SPD) zone, and the Central City Special Planning District (SPD), and the Capitol Mansions historic district. This request requires director-level review of a Conditional Use Permit (CUP) to re-establish a nonconforming commercial service land use. Karlo Felix advised to take in as is.		
	Z26-008	900 2ND ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request to modify condition of approval no. 1 of the conditional use permit (CUP) for a bar use granted under record no. P11-036 to authorize a change in closing time from 09:00 PM to 01:30 AM. The site is located within an existing building in Pioneer Square, a 0.13-acre site located within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires staff-level review of a Modification to the Terms and Conditions of a CUP.		
Approved				
	DR24-164	939 38TH ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	Approved 03/03/2026	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.		
	DR26-014		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 03/02/2026	New single story SFR with attached garage. alley fronting.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Approved				
	PB25-039 Approved 03/04/2026	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	Staff
	PB26-001 Approved 03/05/2026	1518 Q ST REQUEST FOR SITE PLAN AND DESIGN REVIEW TO CONVERT A SINGLE FAMILY RESIDENCE INTO A FOURPLEX IN THE RMX-SPD. CONVERT 2ND AND 3RD FLOOR TO 2 UNITS (1 AND 2). CONVERT 1ST FLOOR TO 2 ADDITIONAL UNITS (3 AND 4) NO EXTERIOR CHANGES TO THE FRONT.		Staff
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
	DR23-199	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
	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 Jr. 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 Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Design Director

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR25-234	2200 FRONT ST INTERIOR REMODEL - DEMO INTERIOR NON LOAD-BEARING WALLS/DOORS. BUILD NEW INTERIOR WALLS, MODIFICATIONS TO PLUMBING, MECHANICAL, & ELECTRICAL, NEW LIGHTING, NEW FINISHES. EXTERIOR SITE UPGRADES - NEW PARKING, PATIOS, GAZEBO, FENCING, LIGHTING, LANDSCAPING. NO CHANGE IN USE. NO CHANGE IN SQUARE FOOTAGE.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	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 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.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 Waiting				
	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.		
	Z22-078	5900 ELVAS AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to construct additional sporting facilities that include an aquatics center and volleyball courts with associated support facilities on the 19.9-acre campus of Saint Francis Catholic High School within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Conditional Use Permit Modification for the construction of the sports facilities; and Site Plan and Design Review of the proposed structures and site improvements.		
Council District - 5 In Progress				
	DR24-093	3200 STOCKTON BLVD	Michael Crampton MCrampton@cityofsacramento.org	Design Director
		Request for Site Plan and Design Review for a mixed-use development project on a 0.77-acre site located at 3200 and 3258 Stockton Boulevard, within the General Commercial (C-2) zone and Broadway Stockton Special Planning District.		
	DR26-006	3565 FLORIN RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		SITE PLAN AND DESIGN REVIEW TO REQUEST AND AFTER THE FACT REVIEW OF (8) EXISTING METAL STORAGE BUILDING FOR AUTOMOBILES ON EXISTING CAR LOT IN C-2 ZONE IN FLORIN RD CORRIDOR DESIGN REVIEW DISTRICT.		
		Previous files: DR25-167 VOIDED		
	DR26-039	3905 1ST AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize the conversion of a single-unit dwelling into a duplex under the Missing Middle Interim Ordinance on an approx. 0.09-acre parcel in the Single-Unit Dwelling Zone within the Oak Park Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	DR26-042	3645 18TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design review for the construction of a new detached single family home on a vacant lot in the R-1 zone and Oak Park design review 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.		
	P24-031	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).		
	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 A request for 1) Tentative Map to review the subdivision of a 5.03-acre parcel into 24 parcels within the Residential Mixed Use (RMX-EA-4) zone and Executive Airport Overlay zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 23 single-unit dwellings.	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				
	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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	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	Design Director
	DR25-221	3817 15TH AVE 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	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-229	2508 34TH AVE 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
	DR25-232	2030 STOCKTON BLVD Request for Site Plan and Design Review to legalize the conversion of an office building to two residential units on an approx. 0.045-acre parcel in the General Commercial Zone (C-2) 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 - 5				
Waiting				
	DR26-022	3546 2ND AVE	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Site Plan and Design Review to demolish the existing single-unit dwelling and construct a new single-unit dwelling on a 0.14-acre parcel in the Multi-Unit Dwelling Zone (R2-B) within the Oak Park Design Review Area.				
Council District - 6				
In Progress				
	DR24-098	6001 RIZA AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
A request for Site Plan and Design Review to construct a mixed-use development including 214 dwelling units in the 6.24-acre lot in the Single-Unit Dwelling (R-1A) Zone and Citywide Design Review District.				
	DR25-081	8040 ANDORA WAY	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
Site Plan and Design Review to construct a 2,635 square foot addition to existing single-unit dwelling family home in the R-1 zone in Citywide Design Review on a 0.23-acre parcel.				
	DR25-178	6801 ELVAS AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Site Plan and Design Review to proposed multifamily development of a 165-unit private student housing development in the C-2- TO zone in Citywide Design Review on 1.37 acres. Requesting to demolish existing commercial building.				
	DR25-202	5744 POWER INN RD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
Site Plan and Design Review to request to build a new 1855 square foot 2-story single family residence with 285 square foot attached garage in the R-1 zone in Citywide Design Review District on .11 acre. Minimum Residential Density Dwelling Units Per Net Acre: 3				
	DR25-207	8340 BELVEDERE AVE	Danny Abbes DAbbes@cityofsacramento.org	Design Director
Construct new 52,000sf cold storage warehouse building, access/egress roads, offices, and material handling inside the cold storage building located on a 27.05 acres parcel with in the M-1S-SWR - light industrial - site improvements/solid waste restricted zone.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-226	8309 21ST AVE	Danny Abbes DAbbes@cityofsacramento.org	Staff
		The project building is a single story 27,000 square foot blow molding facility consisting of tilt-up concrete wall construction and TPO roof. A conveyor bridge conveys newly formed bottles over an existing truck aisle into the existing facility. Exterior color will match the existing facility. Exterior light and sound are not a generator above existing plant activities. No process effluent is produced or discharged from this new facility. Excess blow molded material is recycled on site. Bottles that are deemed ineligible for recycling on site, are recycled offsite. The project is expected to have minimal emissions of volatile organic compounds (VOC) and particulate matter associated with operation of new equipment. Particulate matter emissions from material conveyance or grinding are controlled by a dust collection system. There is a net zero increase of plastic wrap waste or recycled products over current operations. General refuse from the project's small office area is either removed through a janitorial service or bagged and taken to the existing facility's trash.		
	DR25-228	2250 MORLEY WAY	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a new front and rear addition totaling approximately 1200sqft in the R-1-Single-Unit dwelling zone in Citywide Design Review District. 1. On the east side/rear, add a new Guest Suite including a new private Bathroom. Also include a new Laundry/Mud Room near the existing Garage. Area beside the existing Kitchen may be reconfigured to achieve the best layout option. 2. On the front side, add two (2) new Bedrooms including on-suite Bathrooms. Also add on to the existing Living/Dining Areas while keeping the existing vaulted ceiling. 3. Remove the wall that separates the existing Living and Dining Rooms. 4. Demolish the existing Enclosed Rear Covered Patio (to be replaced with a new Covered Patio - not part of this set of plans). 5. Push out the existing Dining Room wall (facing the backyard) to be even with the Kitchen/Living Room walls. 6. Reconfigure existing Kitchen area. 7. Remodel existing Bathrooms to include showers only.		
	DR26-031	6312 RING DR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize a conversion from a single-unit dwelling to a triplex under the Missing Middle Housing Ordinance on an approx. 0.26-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR26-036	5741 FLORIN PERKINS RD	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the addition and remodel to an existing commercial building for a commercial kitchen and commissary, modification of site plan to utilize for food truck servicing and parking, installation of a large propane tank on a 2.1-acre parcel in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR26-038	4401 65TH ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Legalize existing duplex conversion, entire upper level to serve as 2nd unit.		
	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.		
	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 21 st Ave and a Site Plan and Design Review to deviate from landscape requirement.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	P25-021	6441 POWER INN RD	Daniel Abbes DAbbes@cityofsacramento.org A request to construct a gas station with convenience store that sells alcohol and tobacco on a vacant ±6-acre site within the Light Industrial (M-1S) Zone. The request requires Conditional Use Permits to establish a gas station, alcohol sales, and tobacco sales, and Site Plan and Design Review for the construction of the store, fueling facility, and site improvements.	Planning and Design Commission
	Z24-021	6122 DIAS AVE	Daniel Abbes dabbes@cityofsacramento.org 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.	Zoning Administrator
	Z25-031	3901 FLORIN PERKINS RD	Michael Crampton MCrampton@cityofsacramento.org 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.	Zoning Administrator
	Z25-036		Daniel Abbes dabbes@cityofsacramento.org 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.	Zoning Administrator
	Z25-057	8671 ELDER CREEK RD	Michael Crampton MCrampton@cityofsacramento.org 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).	Zoning Administrator
	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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	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
	Z25-069	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
	Z25-074	8770 ELDER CREEK RD 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.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
	Z25-083	8535 MORRISON CREEK DR A request to dedicate 4,895 square feet to cannabis manufacturing and 5,668 square feet to cannabis distribution within an existing warehouse on a 0.48-acre site within the Heavy Industrial (M-2S) Zone. The request requires Zoning Administrator approval of Cannabis Distribution and Cannabis Manufacturing Conditional Use Permits. There are no proposed changes to the existing building exterior or site.	Daniel Abbes Dabbes@cityofsacramento.org	Zoning Administrator
	Z25-084	5711 FLORIN PERKINS RD 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 .	Michael Crampton MAdams@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z26-007		Danny Abbes DAbbes@cityofsacramento.org	Staff
		Request for a Time Extension for record Z22-046- The project is a proposal to subdivide a +3.82-acre lot into 30 residential lots, two private streets, and one common lot, and to construct 30 dwelling units and a recreation center within the Single-Unit or Duplex Dwelling (R-1A) zone. The request requires approval of entitlements including a Tentative Subdivision Map, Tentative Subdivision Map deviations for non-standard streets, Site Plan and Design Review, and a Tree Permit to remove city street trees. Twenty accessory dwelling units are also proposed at this site under a separate ministerial review application (IR22-246).		
Approved				
	DR25-154 Approved 03/03/2026	3201 FLORIN PERKINS RD	Armando Lopez Jr. 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to remodel and expand an existing three-story office building into a four-story multi-unit residential building with associated site improvements/enhancements on a 1.89-acre parcel in the General Commercial Zone (C-2-SWR-SPD) within the Folsom Boulevard East Special Planning District and the Solid Waste Restricted Overlay Zone.		
	DR25-243 Approved 03/04/2026	5403 11TH AVE	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to renovate existing single unit dwelling including a new 255sf second story loft on an approx. 0.05-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review area.		
	DR26-021 Approved 03/02/2026	5963 71ST ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review for a new Single Unit Dwelling on a vacant lot in the R-1 zone and Citywide design review area		
	DR26-029 Approved 03/02/2026	5940 LEMON PARK WAY	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review for a new single unit dwelling on an approx. 0.09-acre vacant parcel in the R-1A zone within the Citywide Design Review area. Additionally proposing a 997 sf detached ADU.		
Waiting				
	DR25-182		Armando Lopez Jr. 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the construction of two warehouses on 0.91-acre parcel in the Light Industrial Zone (M-1-SWR) within the Solid Waste Restricted Overlay Zone and the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	DR25-201	8732 FRUITRIDGE RD 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-215	5025 T ST 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-231	4490 69TH ST 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.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-233	8621 MORRISON CREEK DR 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.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Z25-106	8905 ALDER AVE Request for 1) A Tentative Map to subdivide an approx. 8.65-acre parcel within the Heavy Industrial Zone (M-2S-FF) into 5 lots; and 2) Site Plan and Design Review of the tentative map layout, the construction of a trucking terminal yard, and associated site improvements.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Zoning Administrator
Council District - 7				
In Progress				
	DR26-002	2619 PORTOLA WAY Site Plan and Design Review to remodel and expand existing single-unit dwelling on a 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Expand rear of house 10'. New rear addition, basement with new bathroom, new stairs to basement, extended kitchen, revised stairs, extended family room with new covered & uncovered deck, master suite addition at second floor with new master bathroom, balcony, and laundry at second floor. Toilets 3 total	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	P24-020	 Proposal to construct an electronic billboard in the Office Business (OB) zone on approximately 0.16-acres. The requested entitlement is for Site Plan and Design Review to construct a 50-foot electronic billboard.	Angel Anguiano AAnguiano@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	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		
Approved				
	DR26-037 Approved 03/03/2026	1948 SUTTERVILLE RD	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to modify entitlement DR23-227 to construct patio covers at an existing commercial building on a 0.32-acre parcel in the General Commercial Zone (C-2) within the Citywide Design Review Area.		
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.		
	DR26-047	665 5TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Addition 2bedrooms, 1 bathroom, (408 sf), relocated and replace water heater, attached patio (96 sf), reroof entire house (15 squares)and garage (4 square) , new HVAC system.		
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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8 In Progress				
	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.		
	DR26-003	8248 DELTA SHORES CIR	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for SPDR to constructing a new ground-up retail bank branch consisting of a single-story retail structure with a total floor area of approximately 3,885 square feet located on a 0.94 acre lot in the Delta Shores PUD.		
		The site is approximately 0.94 acres within an existing shopping center and currently consists of a vacant retail pad prepared for development. The building will be a single-story retail structure with a total floor area of approximately 3,885 square feet. The scope of work includes submission of a Site Plan, Landscape Plan, Floor Plan, Building Elevations, and Exterior Materials Board. The project is designed to fully comply with all applicable development standards and design guidelines; no deviations or variances are requested. Architectural design aligns with the (PUD) guidelines, reflecting industrial warehouse and manufacturing-inspired aesthetics. Exterior materials will include stucco, metal siding, Alucobond panels, and composite wood siding, complemented by suspended metal canopies over storefront entries. The design emphasizes durability, modern appeal, and consistency with surrounding development. Site work will involve standard construction activities for foundation, utility connections, and landscaping improvements. No extraordinary grading or demolition is anticipated beyond preparation of the existing pad. This project will enhance the shopping center by introducing a financial services use, contributing to community convenience and economic vitality while maintaining compliance with all zoning and design requirements.		
	DR26-034	8001 BRUCEVILLE RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review to construct a 3,410 SF addition to existing Sierra Vista Hospital for behavioral health in the H-PUD zone.		
		Addition will add 12 new beds and will renovate some portions of existing hospital. Courtyard will receive civil and landscape updates including grading and drainage, utility relocations, planting, and irrigation.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	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
	P25-023	8640 DELTA SHORES CIR Application for Development Agreement Amendment for Delta Shores PUD	Marcus Adams MAdams@cityofsacramento.org	Planning and Design Commission
	Z24-104	7850 24TH ST 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.	Michael Crampton 916- mcrampton@cityofsacramento.org	Zoning Administrator
	Z25-091	7615 JACINTO RD 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.	Michael Crampton MCrampton@cityofsacramento.org	Staff
Approved				
	DR26-030 Approved 03/02/2026	8169 VALLEY GREEN DR Site Plan and Design Review to legalizing addition and fence wall to an existing single unit dwelling in the R-1 zone and Citywide Design Review Area	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff

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