

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 4/17/2026

| 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. | | | | |
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| 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. | | | | |
| | DR26-078 | 5421 E LEVEE RD | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Design Director |
| Request for Site Plan and Design review to install a prefabricated accessory structure on an approx. 4.16-acre parcel in the A zone within the Citywide design review area. Deviation for exceeding maximum wall height, | | | | |
| | 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). | | | | |

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|-----------------------------|----------------|---|--|--------------------------------|
| 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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| 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. | | |
| | Z26-016 | 5241 RIO LINDA BLVD | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Staff |
| | | A request for 1) Tentative Subdivision Map to subdivide 5.68 acres into 65 residential lots and 2 common lots 2) Site Plan and Design Review of the Tentative Subdivision Map layout, and the construction of 65 single-unit dwellings, a 4,061 square foot residential community building and amenities, a 4,297 square foot health clinic on its own parcel and associated site improvements in the Single-Unit Dwelling (R-1) zone, Limited Commercial (C-1) zone and General Commercial (C-2) zone; and 3) Density Bonus. Request requires Director level approval. | | |
| Council District - 2 | | | | |
| In Progress | | | | |
| | DR22-090 | 3330 DOUGLAS ST | DR Intern 916-808-5924 drintern@cityofsacramento.org | Staff |
| | | Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone. | | |
| | DR25-204 | 3008 RIO LINDA BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | 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. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | DR25-206 | 3030 RIO LINDA BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | 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. | | |
| | DR26-001 | 2670 LAND AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct a parking lot of 83 stalls on an approx. 13-acre parcel in the Light Industrial Zone (M-1) within the North Sacramento Design Review Area. | | |
| | DR26-048 | 3724 ASTORIA ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for 1) Site Plan and Design Review to demolish two existing structures and construct 42 multi-unit dwellings across two parcels totaling approx. 1.2 acres within the Multi-Unit Dwelling Zone (R-2A) within the Citywide Design Review Area, and 2) Density bonus with associated concessions/waivers. | | |
| | DR26-050 | | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | 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. | | |
| | DR26-059 | 2745 BRANCH ST 101 | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Site Plan and Design Review to construct a new duplex dwelling on an approximately 0.43 acre vacant lot in the Single Unit Dwelling Zone (R-1) within the Citywide design review area. MMH | | |
| | DR26-079 | 1113 DEL PASO BLVD | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Staff |
| | | A request for 1) Site Plan and Design Review to convert an existing 16,525 square foot warehouse building into a live music venue, including minor exterior façade changes and temporary bus parking on two parcels of approximately 0.69 acres in the General Commercial (C-2-SPD) zone, within the Del Paso/Arden Way Special Planning District. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | P23-032 | 1950 JULIESSE AVE 2 | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | City Council |
| | | A request for: 1) Tentative Map for Condominium Purposes on a 0.71-acre site developed with 11 dwelling units and 2) Conditional Use Permit for Condominium Conversion to convert an existing 8-unit residential development into 11 condominium units in the Multi-Unit Dwelling (R-2A) zone. | | |
| | | Condominium Conversions require City Council approval and subject to the requirements and procedures for residential condominium conversions in City Code Chapter 17.716. | | |
| | P24-018 | 4224 MARYSVILLE BLVD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | A request for: 1) Conditional Use Permit for a K-5 School in the Single-Unit Dwelling (R-1) zone; and 2) Site Plan and Design Review for the construction of an approx. 20,200 sq. ft., 3-story K-5 charter school and parsonage building. | | |
| | | The school is associated with an existing place of worship located at 1541 Jesse Avenue. | | |
| | P25-024 | 2685 RIO LINDA BLVD | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | CUP to secure a type 20 berr and wine permit for an existing "Sams Market" | | |
| | P25-029 | 1957 RAILROAD DR | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Planning and Design Commission |
| | | Planning and Design Commission Conditional Use Permit to establish a new non-storefront delivery within 600' of a childcare center. A CUP modification to existing production use to change the square footage allowance per cannabis use type. The following request is for Suite D only. | | |
| | | Checked with Thomas Vogt regarding Cultivation cap. Checked with Zach 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 | | |
| | P26-001 | 4200 NORWOOD AVE | | Planning and Design Commission |
| | | A request for:1) Conditional Use Permit to allow for the sale of beer, wine, and spirits (Type 21 ABC License) for off-site consumption within an existing gas station convenience store in the General Commercial (C-2-R) zone. Requires Planning and Design Commission approval. | | |

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| | P26-002 | 2150 HARVARD ST | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Planning and Design Commission |
| | | 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 | | |
| | P26-004 | 1917 DEL PASO BLVD | | Planning and Design Commission |
| | | Request for 1. Conditional use permit to establish a bar use at the newly converted banquet hall 2. Site plan and Design Review to convert the existing theatre into a banquet hall located in the C-2-SPD zone, Del Paso Arden SPD and North Sacramento Design review Area. | | |
| | | TENANT IMPROVEMENT: The project involves obtaining a Conditional Use Permit (CUP) to establish a new bar within an existing commercial building (remodel from theatre to banquet) located at Parcel #013 part of a three-parcel site (#012, #013, and #014) at 1915–1917 Del Paso Blvd, Sacramento, CA. The scope includes interior tenant improvements and minor exterior modifications. The bar will provide seating for both adaptable and accessible occupants. An existing unreinforced masonry (URM) wall between the main entrance foyer and the bar area will be retained and utilized as a feature backdrop. Access to the bar area is provided through Doors #101–#104. Exterior improvements are limited to new signage, paint finishes, a new awning at exit Doors #107 and #108, and a new accessible ramp at Door #107. Site improvements include parking, a trash enclosure, new fencing along the alley, and continued use of the existing driveway for pedestrian access and trash service. | | |
| | | We are proposing the installation of a bar in the hall area, with bar service provided exclusively for party attendees. The project is not expected to have any negative impact on the community, and bar service will not be provided outside the hall. | | |
| | Z22-003 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Zoning Administrator |
| | | A request to divide 12 parcels totaling 3.477 acres in the R-1 Zone into 17 residential lots, ranging from approximately 0.121 acres to 0.446 acres, and an approximately 0.1-acre lot for flood control. As part of the Tentative Map, the applicant is requesting to create a flag lot and one landlocked parcel that would be served by a private easement. No development is proposed at this time. This request requires approval of a Tentative Map to create the 18 lots with a tentative map design deviation and Site Plan and Design Review for the review of the Tentative Map layout with deviations to parcel depth. This request requires a director-level review. | | |

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| Council District - 2 | | | | |
| In Progress | | | | |
| | Z23-012 | | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Subdivision Map to subdivide one parcel measuring 4.82 acres into 32 residential lots; 2) Tentative Map Design Deviation to required public street frontage and street intersection offset design; 3) Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width for corner lots in the Single-Unit Dwelling (R-1) zone; and 4) Tree Permit for the removal of private protected trees. No new construction proposed. | | |
| | Z25-053 | 2200 DOWNAR WAY | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Subdivision Map to subdivide 1 parcel into 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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| Council District - 2 | | | | |
| In Progress | | | | |
| | Z25-063 | 4217 WINTERS ST | Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org | Zoning Administrator |
| | | 1) Conditional Use Permit (CUP) for commercial uses exceeding 50% of building square footage in the Residential Mixed Use (RMX) zone; 2) Tentative Subdivision Map to subdivide a vacant 3.27 net acre parcel into 45 new lots, including 42 lots for single-unit attached residential development, one lot for mixed-use commercial and residential development, one lot for a private alley, and one lot for a detention basin; 3) Tentative Map Design Deviation to required public street frontage; 4) Site Plan and Design Review for the construction of a 42-unit residential subdivision consisting of 5 five-plex buildings (10,863 gross square feet each), 4 four-plex buildings (8,670 gross square feet each), and 1 detached dwelling (2,270 gross square feet); and a 15,740-square-foot mixed-use commercial and residential development consisting of three buildings including 8,132 square feet of commercial space, and 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. | | |
| | Z26-019 | 312 SOUTH AVE | | Zoning Administrator |
| | | Tentative map application to split 5 parcels in the R-1A zone into 57 single family residential lots. | | |
| | Z26-021 | 901 MAIN AVE | | Staff |
| | | Request for Existing Tentative Map time extension. Original TM approved under P20-040 | | |
| Waiting | | | | |
| | DR25-180 | 1441 SANTA ANA AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | The proposed project at 1441 Santa Ana Avenue, Sacramento, CA involves the installation of a 24x40 modular office building on a commercially zoned parcel (M-1S-R). The project is being submitted for Site Plan and Design Review. | | |

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| Council District - 2 | | | | |
| Waiting | | | | |
| | DR25-236 | 53 MORRISON AVE | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Staff |
| | | 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. | | |
| | DR26-004 | 1800 VINCI AVE | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Staff |
| | | A request for: 1) Site Plan Design Review to develop a heavy truck storage use on a vacant parcel of approximately 7.2 acres in the Light Industrial (M-1-R) zone and Citywide Design Review Area. | | |
| | DR26-008 | | Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review for the non-permitted construction of two dry storage hangar buildings on a 2.5-acre parcel in the Light Industrial (M-1(S)) zone within the Citywide Design Review Area. | | |
| | DR26-023 | 4504 RALEY BLVD | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | 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. | | |
| | DR26-035 | 796 DEL PASO BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | 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. | | |
| | DR26-053 | 649 MAIN AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | 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. | | |

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| Council District - 2 | | | | |
| Waiting | | | | |
| | 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. | | | | |
| | 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 | | | | |
| | DR26-060 | 2736 NORTHGATE BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| Request for Site Plan and Design Review to construct a parking lot on an approx. 1.8-acre parcel in the Residential Mixed Use Zone (RMX-SPD) within the Northgate Boulevard SPD and 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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| 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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| 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. | | | | |
| 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. | | | | |
| | 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 existing lot with a single unit dwelling in the R-1 zone and Citywide Design Review Area. | | | | |
| | DR26-072 | 338 TENAYA AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| Request for Site Plan and Design Review to construct a single unit dwelling of 1,350 SQ. FT with a Junior ADU in the R-1 zone. | | | | |
| Forward facing garage design | | | | |
| | 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 | | | | |
| | DR25-170 | 1228 H ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| Applicant is proposing to convert a two-story office building into a three-story residential apartment complex consisting of 24 dwelling units. It is noted that the existing building runs almost flush with the adjacent properties. This request requires staff-level Site Plan and Design Review. | | | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|-----------------|---|---|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR25-234 | 2200 FRONT ST INTERIOR REMODEL - DEMO INTERIOR NON LOAD-BEARING WALLS/DOORS. BUILD NEW INTERIOR WALLS, MODIFICATIONS TO PLUMBING, MECHANICAL, & ELECTRICAL, NEW LIGHTING, NEW FINISHES. EXTERIOR SITE UPGRADES - NEW PARKING, PATIOS, GAZEBO, FENCING, LIGHTING, LANDSCAPING. NO CHANGE IN USE. NO CHANGE IN SQUARE FOOTAGE. | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | DR26-010 | 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 |
| | DR26-046 | 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. | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|-----------------|--|--|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | 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 | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Proposal to add 818 square feet addition to existing residential home. | | |
| | DR26-055 | 516 SAN MIGUEL WAY | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | 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. | | |
| | DR26-061 | 4733 FOLSOM BLVD | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Request for Site Plan and Design Review to propose a 500 sf 2nd story addition & remodel of an existing single unit dwelling zoned R-1 in the Citywide Design Review District. | | |
| | DR26-069 | 1208 55TH ST | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Request for SPDR to demo existing house and detached garage, and build new SFR, on a .2acre lot in the R-1 zone, within the Citywide SPDR area. | | |

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|-----------------------------|-----------------|--|--|--------------------------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | DR26-071 | 833 MISSION WAY | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for a minor modification to previously approved DR25-014. Homeowner was approved to demolish existing detached garage and construct an attached two-story addition to existing single-family residence on a 0.15-acre parcel in the Single-Unit Dwelling (R-1) Zone within Citywide Design Review Area. The revision proposes a single-story addition, instead of the original two-story addition, to remove the balcony from the scope of work, and replace the siding. | | |
| | DR26-073 | 1516 MCCORMACK ST | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | A request for Site Plan and Design Review for an auto repair shop and tow yard on approx. 1.93-acres, within the Heavy Commercial Zone (C-4-SPD) in the River District SPD and the River District Design Review Area. | | |
| | DR26-075 | 1401 H ST | | Staff |
| | | Site Plan and Design Review for a 5-story mixed use building containing 60 apartments (short and long term rentals). | | |
| | DR26-076 | 4208 B ST | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Request for SPDR for demo of existing home, and building new two story SFR on 0.21 acre lot in the R-1 zone, in the citywide SPDR area. | | |
| | DR26-080 | 2031 K ST | | Staff |
| | | Request for Site Plan and Design Review to demolish the existing building at 2031 K Street and to construct mixed use development with 45 dwelling units within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). | | |
| | DR26-081 | 5230 FOLSOM BLVD | | Staff |
| | | This is the CDD-0450 application for minor Modification of Approved Planning Permit DR23-226. | | |
| | P19-023 | 6201 S ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Planning and Design Commission |
| | | Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility , and Site Plan and Design Review of the master plan and telecommunication facility. | | |

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|-----------------------------|------------------------|---|------------------|--------------------------------|
| 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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|-----------------------------|-----------------|---|---|---------------------------------|
| 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. | | |
| | PB25-032 | 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. | | |
| | PB25-044 | 1714 28TH ST | | Preservation Director (SFR/DUP) |
| | | A request for: 1) Site Plan and Design Review to construct a single unit dwelling with an attached ADU, and a multi-unit dwelling (3 units) with an attached ADU across two parcels in the R-3A-SPD zone. The 0.11-acre site at 1714 28th Street contains an existing parking lot and commercial building and is located within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and is a non-contributing resource (Winn Park Historic District) listed on the Sacramento Register of Historic and Cultural Resources. | | |
| | 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. | | |

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|-----------------------------|-----------------|---|---|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | PB25-047 | 500 U ST | | Staff |
| | | <p>CLEAR HOUSING CASE FOR NON- COMPLIANT STAIRS AND DECK, WINDOWS CORRECTED, ADD 1 OFF STREET PARKING SPOT.</p> <ol style="list-style-type: none"> 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 RAILING 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 | | |
| | PB26-005 | 1015 20TH ST | | Staff |
| | | <p>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.</p> | | |
| | PB26-006 | 1315 D ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | <p>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.</p> | | |
| | PB26-007 | 310 23RD ST | | Staff |
| | | <p>Request for Site Plan and Design Review to remodel existing single unit dwelling zoned R-1 in the Boulevard Park Historic District.</p> <p>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.</p> | | |

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|-----------------------------|-----------------|--|---|--------------|
| Council District - 4 | | | | |
| In Progress | | | | |
| | PB26-009 | 707 22ND ST | | Staff |
| | | <p>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.</p> <p>2) REMODEL SECOND FLOOR: REMODEL KITCHEN AND REAR ENTRY, RE- LOCATE/ REMODEL BATH 2 & REMODEL BATH 1. INSTALL NEW GAS INSERT @ FIREPLACE.</p> <p>3) UPGRADE ELECTRICAL SERVICE TO MEET CURRENT CODE.</p> <p>4) ADD SECOND SMUD METER FOR FIRST FLOOR UNIT.</p> <p>5) NEW SEPARATE HEAT PUMP WATER HEATERS FOR FIRST & SECOND FLOOR UNITS.</p> <p>6) UPDATE/ UPGRADE EXHAUST FANS & VENTING.</p> | | |
| | PB26-011 | 1504 Q ST | | Staff |
| | | <p>New Front Stairs, porch and balcony</p> <p>New rear stair & balcony</p> <p>Remodel existing kitchen & bath on first floor</p> <p>New mini split HVAC 1st floor</p> | | |
| | PB26-012 | 1909 7TH ST | | Staff |
| | | <p>Request for SPDR Historic Landmark in the South Side Historic District, interior remodel with exterior repairs and addition to North facing side of the East wing, on .59 acre lot in the C-2-SPD in the Central City Special Planning District.</p> | | |
| | Z25-020 | 2030 23RD ST | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | |
| | | <p>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.</p> | | |

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| Council District - 4 | | | | |
| In Progress | | | | |
| | 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. | | |
| | Z25-099 | 1500 MCCORMACK ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Zoning Administrator |
| | | Request to establish an indoor HVAC and appliance recycler within an existing 13,034 square foot building within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires director-level review of a Conditional Use Permit for a minor recycling facility. | | |
| | Z25-102 | 2211 F ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Zoning Administrator |
| | | Request to split a 1.14-acre property into two lots within the Limited Commercial (C-1-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property and Site Plan & Design Review of the tentative map layout and review of minor modifications to the design of new development reviewed under record no. DR24-052. | | |

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| Council District - 4 | | | | |
| In Progress | | | | |
| | 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 | |
| | Z26-003 | 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. | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Zoning Administrator |
| | Z26-005 | 1823 P ST 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. | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Zoning Administrator |

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| Council District - 4 | | | | |
| In Progress | | | | |
| | Z26-011 | 401 1ST AVE | | |
| A request for 1) Tentative Map to subdivide a ±0.65-acre parcel for condominium purposes resulting in 38 airspace residential units; and 2) Site Plan and Design Review to review the construction of 38 condominium units within the General Commercial (C-2) zone. | | | | |
| Approved | | | | |
| | DR26-064 | 5617 ELVAS AVE | Kevin Valente | Staff |
| | Approved 04/10/2026 | 916-372-6100 KValente@raneymanagement.com Applicant requests a 120-day extension of the approved planning entitlement (DR22-233) for the project located at 5617 Elvas Avenue. Additional time is needed to complete remaining pre-construction coordination, finalize financing, and address ongoing volatility in construction costs, materials pricing, and supply chains, including impacts associated with tariffs and broader global market conditions. The project remains unchanged from the approved entitlement and the applicant intends to proceed with development consistent with the existing approval. The requested extension will allow sufficient time to complete these items and move the project toward construction. | | |
| | PB26-003 | 2120 D ST | | Staff |
| | Approved 04/14/2026 | 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. | | |
| | Z26-006 | 1117 24TH ST | Whitney Johnson | Zoning Administrator |
| | Approved 04/09/2026 | 916-808-8947 wjohnson@cityofsacramento.org Conditional Use Permit (CUP) to re-establish a 1,444-square foot commercial service land use consisting of a beauty 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. | | |
| | Z26-018 | 1116 9TH ST | Karlo Felix | Staff |
| | Approved 04/15/2026 | 916-808-7183 kfelix@cityofsacramento.org Two-year extension of time (July 19, 2028) to construct a development project which has been granted Site Plan and Design Review and Tree Permit under Record No. P20-008, a 14-story, 239,245 square foot, mixed-use building on a 0.62-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). | | |
| Waiting | | | | |

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|-----------------------------|----------|---|---|--------------------------------|
| Council District - 4 | | | | |
| Waiting | | | | |
| | DR22-060 | 201 N ST | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Design Director |
| | | Request for a 32-story, 587,685 square foot, mixed-use development with 248 dwelling units and 90,548 square feet of commercial on a 2.58-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review of the proposed buildings and site improvements and a Tree Permit to remove private protected trees and city trees. | | |
| | DR23-199 | | Zach Dahla 916-808-5584 zdahla@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 11 townhomes on a 0.32-acre parcel in the Multi-Unit Dwelling zone (R-3) within the Citywide Design Review Area. | | |
| | DR25-193 | 1030 G ST | Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org | Staff |
| | | Site Plan and Design Review to entitle unpermitted fencing and building modifications to an existing office building on a 0.19-acre parcel in the Residential Office Zone (RO-SPD) within the Central City Special Planning District. | | |
| | P18-078 | 301 CAPITOL MALL | Matthew Sites 916-808-7646 msites@cityofsacramento.org | Planning and Design Commission |
| | | A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit. | | |
| | PB20-007 | 1905 6TH ST | | Staff |
| | | Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR. | | |
| | PB20-042 | 2023 T ST | | Staff |
| | | A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft detached accessory dwelling unit above a 814 sq. ft. three-stall garage at 2023 T Street on a .15-acre vacant parcel. The lot is located within the General Commercial Zone and the Central City Special Planning District (C-2-SPD) and the Poverty Ridge Historic District. | | |

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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 |
| | | Request for Site Plan and Design Review to legalize an addition, nine detached metal storage buildings, and perimeter fencing on two parcels totaling approx. 1.48 acres in the General Commercial Zone (C-2) within the Florin Rd Corridor Design Review Area. | | |
| | 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 (R-1) within the Oak Park Design Review Area. | | |
| | DR26-068 | 3750 REGGAE ALY | Mia Bell 916-808-4758 mbell@cityofsacramento.org | Staff |
| | | Site Plan and Design Review for a minor modification to approved planning entitlement (DR22-097) for a single-unit dwelling on a 0.12-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Oak Park Design Review Area. | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|---------|--|---|--------------------------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | P21-041 | 2380 16TH AVE A request to 1) Rezone four vacant parcels totaling 0.3-acres from the Single-Unit Dwelling (R-1) and Heavy Commercial (C-4) zones to the Multi-Unit Dwelling (R-4) zone, and 2) Site Plan and Design Review to construct 16 dwelling units within two residential buildings with a deviation to rear-yard setback development standards. | Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org | City Council |
| | P24-031 | 5065 24TH ST Conditional Use Permit to establish a cannabis dispensary (storefront with delivery), within ±2,382 square feet of an existing ±4,402-square-foot retail building, on approximately 0.51 acres in the Light Industrial zone (M-1-EA-3), and within the Executive Airport Overlay. (Three existing buildings on the property totaling ±7,156 square feet). | Michael Crampton 916-808-7686 MCrampton@cityofsacramento.org | Planning and Design Commission |
| | P24-035 | 4301 MACK RD Planning and Design Commission PUD Amendment to include multi-family residential as a permitted use for APNs 119-2160-001 and 119-0070-071 for a 6.79-acre parcel in the Shopping Center zone and Deer Creek Plaza planned unit development. | | Planning and Design Commission |
| | P25-013 | 3815 FLORIN RD A request to construct and operate a carwash on a ±1.15-acre portion of a ±14.2-acre parcel within the General Commercial (C-2) zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish an auto service use within the C-2 zone and Site Plan and Design Review for the proposed building and site improvements. | Daniel Abbes Dabbes@cityofsacramento.org | Planning and Design Commission |
| | P25-020 | 4301 MACK RD Revise PUD to include multi-family as a permitted use. | Michael Crampton MCrampton@cityofsacramento.org | Planning and Design Commission |
| | P25-025 | 4550 MACK RD Request for Conditional Use Permit for cannabis retail storefront dispensary at existing building located at 4550 Mack Rd | Michael Crampton MCrampton@cityofsacramento.org | Planning and Design Commission |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|-----------------|--|--|----------------------|
| Council District - 5 | | | | |
| In Progress | | | | |
| | Z25-040 | 7282 FRANKLIN BLVD | Daniel Abbes dabbes@cityofsacramento.org | Staff |
| | | This project is a request to demolish a fire-damaged gas station convenience store, construct a new 1,800 square foot store, construct a new trash enclosure, and reconfigure on-site vehicle parking on a 0.38-acre site within the General Commercial (C-2) zone. There is no change to the existing fueling station or canopy. The request requires approval of a Conditional Use Permit Major Modification and Site Plan and Design Review entitlements. | | |
| | Z25-055 | 5890 28TH ST | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | A request to subdivide a 0.43-acre parcel into 3 parcels in the Single-Unit Dwelling (R-1-EA-4) zone and Executive Airport Overlay Zone. The requested entitlements include: Tentative Map to subdivide one 0.43-acre parcel; and Site Plan and Design Review of the tentative map layout with deviations requested for maximum lot depth and minimum lot width. | | |
| | Z25-077 | 2900 WAH AVE | Michael Crampton MCrampton@cityofsacramento.org | Staff |
| | | A request for 1) Tentative Map to review the subdivision of a 5.03-acre parcel into 24 parcels within the Residential Mixed Use (RMX-EA-4) zone and Executive Airport Overlay zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 23 single-unit dwellings. | | |
| | Z25-096 | 3654 1ST AVE | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | Request for Tentative Map review to divide one lot into 4, with a deviation for a minimum lot depth of 70ft on the two new east lots, and Site Plan and Design Review for the 8 new dwellings and 8 attached ADUs, with three unique floor plans on .28acre lot in the R-4 zone in the Oak Park design review area. | | |
| Approved | | | | |
| | DR25-229 | 2508 34TH AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to legalize a front and rear-yard addition 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. | | |
| Waiting | | | | |
| | DR25-144 | 2561 19TH AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | MMH_build proposed single family home, 1,398 sq ft | | |

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|-----------------------------|----------|--|---|-----------------|
| Council District - 5 | | | | |
| Waiting | | | | |
| | DR25-161 | 3694 ELBY LN | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Request for a three-story, development with 11 multi-unit dwellings on a 0.11-acre site within the Neighborhood, R-2B-R zone and the Oak Park Design Review Area. 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. | | |
| | DR25-217 | | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Design Director |
| | | Site Plan and Design Review to propose a new 1405 square foot single family residence with 578 square foot garage in the R-1 zone in Oak Park Design Review District on .12 acre. APN#020-0062-020-0000 Existing residence and detached garage to be demolished. Advisory- New Detached 418 square foot ADU. Minimum Residential Density Dwelling Units Per Net Acre: 3 Minimum Floor Area Ratio (FAR): 0 Maximum Floor Area Ratio (FAR): 1 | | |
| | DR25-221 | 3817 15TH AVE | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | Site Plan and Design Review to propose a new 1405 Square foot residence with 578 square foot garage in the R-1 zone in Oak Park Design Review District on .12 acre. Advisory - New 418 square foot detached ADU. Minimum Residential Density Dwelling Units Per Net Acre: 3 Minimum Floor Area Ratio (FAR): 0 Maximum Floor Area Ratio (FAR): 1 | | |
| | DR25-232 | 2030 STOCKTON BLVD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | 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. | | |
| | 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. | | |
| | 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. | | |

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|---|----------|---------------------|---|-----------------|
| Council District - 5 | | | | |
| Waiting | | | | |
| | DR26-057 | 3722 REGGAE ALY | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A NEW TWO STORY CUSTOM RESIDENCE OF 1436 SQ. FT. WITH 3 BEDROOM AND 2.5 BATH. WITH ATTACHED GARAGE OF 256 SQ. FT | | | | |
| 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 propose the development of a multifamily 165-unit private student housing development and the request to demolish an existing structure t in the C-2-TO zone in Citywide Design Review on 1.37 acres. | | | | |
| | 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 |
| | | <p>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.</p> | | |
| | DR25-228 | 2250 MORLEY WAY | Mia Bell 916-808-4758 mbell@cityofsacramento.org | Staff |
| | | <p>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.</p> <p>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.</p> | | |

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|-----------------------------|-----------------|--|---|--------------------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | DR26-063 | 180 SCRIPPS DR | Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org | Staff |
| | | Request for SPDR Minor Modification of Z25-016 for the addition of fencing, vehicular gates, and reduced width driveways at the Redwoods at Rio project. There are no deviations from development standards with this modification request. | | |
| | | The perimeter of the north parking lot will be enclosed with decorative, open 6' high tubular steel fencing, including two access-controlled rolling vehicular gates. The same fencing will be added to the southwest corner of the property at the end of the new shared driveway to Building 1. The gates into the common courtyard between Buildings 1 and 2 off of American River Drive will have decorative perforated metal panels to match the metal panels at the balconies and fins on Buildings 1 and 2. | | |
| | | The fencing at the existing adjacent tennis courts to the west will be the west border of the fence, and new fencing will extend to meet the tennis court fencing. In other words, there is no new fencing proposed along the west edge of the property except for a small section at the southwest corner. | | |
| | | The two existing driveways are to be modified from the previous Record of Decision from two-way to one-way access, and therefore reduced in width. The southernmost driveway along Scripps Drive will be the entrance, and the driveway to the north will be exit-only. | | |
| | | The fencing and gates will conform to City standards for sight line requirements at the driveways. | | |
| | DR26-065 | 8610 ELDER CREEK RD | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review for a new office building on an approx. 4.89-acre parcel in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review Area. | | |
| | 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. | | |

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|-----------------------------|----------------|---|--|--------------------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | P24-015 | | Daniel Abbes dabbes@cityofsacramento.org | City Council |
| | | A request to construct 214 affordable multi-unit dwellings and 13,000 square feet of commercial space on a vacant ±6.24-acre site. The request requires a Rezone from R-1A and C-2 to R-3 and C-2, Site Plan and Design Review for construction of the site and buildings, and a Tree Permit for the removal of trees. | | |
| | | Note: Concurrent Lot Line Adjustment and Lot Merger applications will change lot configurations and the number of lots from 5 to 4. | | |
| | P24-029 | | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct two warehouse buildings totaling ±28,220 square feet and site improvements on a ±7.5-acre vacant site within the Heavy Industrial (M-2S) Zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish a hazardous waste facility (transfer station) and Site Plan and Design Review to construct the two buildings and site improvements. | | |
| | P24-032 | 8221 21ST AVE | Marcus Adams 916-808-5044 madams@cityofsacramento.org | Planning and Design Commission |
| | | Power Inn Materials requests a conditional use permit to begin wholesale aggregate sales, aggregate recycling, landscape Materials, concrete blocks, and similar building materials supply facility at 8201 21 st Ave and a Site Plan and Design Review to deviate from landscape requirement. | | |
| | P25-021 | 6441 POWER INN RD | Daniel Abbes DAbbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct a gas station with convenience store that sells alcohol and tobacco on a vacant ±6-acre site within the Light Industrial (M-1S) Zone. The request requires Conditional Use Permits to establish a gas station, alcohol sales, and tobacco sales, and Site Plan and Design Review for the construction of the store, fueling facility, and site improvements. | | |
| | Z24-021 | 6122 DIAS AVE | Daniel Abbes dabbes@cityofsacramento.org | Zoning Administrator |
| | | A request to subdivide one 1.37-acre lot into two lots and a remainder within the Single-Unit or Duplex Dwelling (R-1A) zone, and to construct a dwelling unit and ADU on proposed parcel 2. The request requires director-level approval of a Tentative Subdivision Map and Site Plan and Design Review. | | |

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|-----------------------------|----------------|--|---|----------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | Z25-031 | 3901 FLORIN PERKINS RD | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Tentative Map to subdivide five parcels totaling approximately 160 acres into a 3-parcel subdivision map; and 2) Site Plan and Design Review to review the tentative map layout and the construction of five structures totaling approximately 457,000 square feet within the Light Industrial (M-1S) Zone and Citywide Design Review District. | | |
| | Z25-036 | | Daniel Abbes dabbes@cityofsacramento.org | Zoning Administrator |
| | | A request to construct a 181-unit residential building on a 0.79-acre lot within the Manufacturing, Research and Development (MRD-SWR) Zone. The request requires approval of a Conditional Use Permit to allow multi-unit dwelling development within the MRD Zone and Site Plan and Design Review to construct the residences and associated site improvements. | | |
| | Z25-057 | 8671 ELDER CREEK RD | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | A request for: 1) Conditional Use Permit for a minor recycling facility in a suite on a 2.82-acre site in the Heavy Industrial (M-2(S)) zone. Daily transportation of rubber limited to 3 trucks and 15 tons (total). | | |
| | Z25-060 | 6329 ELVAS AVE | Deja Harris 916-808-5853 DNHarris@cityofsacramento.org | Zoning Administrator |
| | | Request to establish a temporary parking lot on a 0.76-acres site within the General Commercial (C-2-TO) zone and Transit Overlay (TO) zone. This request requires director-level review of a Conditional Use Permit (CUP) for a stand-alone surface parking lot with a waiver of paving and tree shading standards; and Site Plan and Design Review (SPDR) of the surface parking lot with deviations to perimeter landscaping standards. | | |
| | Z25-069 | 8039 CLIFTON RD | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | Conditional use permit for an existing parking lot proposed to be used as Auto Storage for a dealership extension of 3930 Power Inn Road in the M-1-SWR zone in Citywide Design Review District. Site Plan and Design Review Deviation for development standards such as landscaping and lighting. | | |
| | Z25-074 | 8770 ELDER CREEK RD | Michael Crampton MCrampton@cityofsacramento.org | Zoning Administrator |
| | | A request for 1) Tentative Parcel Map to subdivide a 9.59-acre parcel into 3 parcels in the Light Industrial (M-1(S)-R) zone; 2) Site Plan and Design Review to review the tentative map layout and the construction of three shell building totaling 74,520 square feet; and 3) a Tree Permit to review the removal of 4 private protected trees. | | |
| | | Requires review at the Zoning Administrator level. | | |

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|-----------------------------|----------------|------------------------|---|----------------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | Z25-083 | 8535 MORRISON CREEK DR | Daniel Abbes Dabbes@cityofsacramento.org | Zoning Administrator |
| | Z25-084 | 5711 FLORIN PERKINS RD | Michael Crampton MAdams@cityofsacramento.org | Staff |
| | Z26-007 | | Danny Abbes DAbbes@cityofsacramento.org | Staff |
| | Z26-015 | 7900 FRUITRIDGE RD | Daniel Abbes DAbbes@cityofsacramento.org | Zoning Administrator |
| | Z26-017 | 400 UNIVERSITY AVE | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Zoning Administrator |

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|-----------------------------|------------------------|---|--|--------------|
| Council District - 6 | | | | |
| In Progress | | | | |
| | Z26-020 | 2035 STOCKTON BLVD | | Staff |
| | | Request for a minor modification to P11-054. - INTERIOR COMMERCIAL REMODEL FOR CANNABIS DISPENSARY TO DEMOLISH NON STRUCTURAL WALLS, DOORS, AND EXISTING CABINETRY AND TO PROVIDE NEW WALL, DOORS AND CHECK OUT WINDOW IN DISPENSARY. NO EXTERIOR WORK. | | |
| | Z26-022 | 8836 ELDER CREEK RD B | | Staff |
| | | Applicant now seeks modification of the previously approved cannabis cultivation CUP (Z17-112) for approval of Suite D and to add cannabis cultivation of approximately 3139 square feet. | | |
| Approved | | | | |
| | DR26-056 | 5417 T ST | Kevin Valente | Staff |
| | Approved 04/09/2026 | | 916-372-6100 KValente@raneymanagement.com | |
| | | Site Plan and Design Review for a minor modification to approved planning entitlement (DR25-033) for a single-unit dwelling addition on a 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. | | |
| Waiting | | | | |
| | DR25-201 | 8732 FRUITRIDGE RD | Sarah Scott | Staff |
| | | | 916-808-2688 sscott@cityofsacramento.org | |
| | | Request for site plan and design review to construct new site lighting on multiple parcels totaling 12.03-acres acre in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review area. | | |
| | DR25-215 | 5025 T ST | Whitney Johnson | Staff |
| | | | 916-808-8947 wjohnson@cityofsacramento.org | |
| | | Request for Site Plan and Design Review for second story addition to existing home at 5025 T ST, on .16 Acre lot in the R-1 zone. | | |
| | DR25-231 | 4490 69TH ST | Sarah Scott | Staff |
| | | | 916-808-2688 sscott@cityofsacramento.org | |
| | | Site Plan and Design Review to propose a two-story addition to an existing residence in the R-1 zone in Citywide Design Review district. | | |
| | DR25-233 | 8621 MORRISON CREEK DR | Kevin Valente | Staff |
| | | | 916-372-6100 KValente@raneymanagement.com | |
| | | SPDR request to develop vacant lot for heavy truck parking on 2.5 acre lot in the M-2S zone in the Citywide SPDR area. | | |

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| CURRENT STATUS | FILE # | ADDRESS DESCRIPTION | PLANNER | REVIEW LEVEL |
|-----------------------------|----------|---|---|----------------------|
| Council District - 6 | | | | |
| Waiting | | | | |
| | 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. | | |
| | Z25-106 | 8905 ALDER AVE | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Zoning Administrator |
| | | Request for 1) A Tentative Map to subdivide an approx. 8.65-acre parcel within the Heavy Industrial Zone (M-2S-FF) into 5 lots; and 2) Site Plan and Design Review of the tentative map layout, the construction of a trucking terminal yard, and associated site improvements. | | |
| Council District - 7 | | | | |
| In Progress | | | | |
| | DR26-058 | 4601 HILLVIEW WAY | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | SITE PLAN AND DESIGN REVIEW TO PRPOSE A RESIDENTIAL REMODEL OF EXISTING RESIDENCE WITH A NEW SECOND STORY ADDITION IN THE R-1 ZONE IN CITYWIDE DESIGN REVIEW DISTRICT. | | |

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|-----------------------------|-----------------|--|--|-----------------|
| Council District - 7 | | | | |
| In Progress | | | | |
| | DR26-062 | 2457 DONNER WAY | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | <p>The current single-family residence is a single-story floodplain home.</p> <p>The owner's project proposes lifting the building in place and adding a new ground floor beneath the existing floor.</p> <p>The project will also slightly expand the building footprint on the south and east sides.</p> <p>The new ground floor plan will include a studio junior ADU of approximately square feet.</p> <p>The remaining portion of the new ground floor will connect to the new second floor through an interior stairway.</p> <p>The junior ADU will also connect to the new ground floor space of the single-family residence.</p> <p>The ADU will initially be used by a family member.</p> | | |
| | DR26-067 | 6641 FORDHAM WAY | Kevin Valente 916-372-6100 KValente@raneymanagement.com | Staff |
| | | <p>Request for Site Plan and Design Review for a rear addition to an existing SFR on a corner lot of .29 acres within the R-1-EA-4 zone and the Citywide SPDR area.</p> | | |
| | DR26-070 | 935 JOHNFER WAY 101 | Matthew Sites 916-808-7646 msites@cityofsacramento.org | Staff |
| | | <p>Site Plan and Design Review to remodel the exterior of an apartment complex consisting of 4 buildings (38 dwelling units). Scope of work includes the replacement of wood shake siding with fiber cement lap siding, the removal of Juliet balconies, and other repairs. Project is located on a 1.37-acre lot in the R-3 zone, within the Citywide Design Review Area.</p> | | |
| | DR26-074 | 22 LAKE VISTA CT | Matthew Sites 916-808-7646 msites@cityofsacramento.org | Design Director |
| | | <p>Request for a minor modification to previously approved DR25-128 for a front residential addition to an existing single family residence with setback deviations on a 0.22 acre parcel in the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review Area.</p> | | |
| | DR26-077 | 6585 PARK RIVIERA WAY | | Staff |
| | | <p>Site Plan and Design Review to demolish the existing single family home and construct a new single family home on an approx. 0.33-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review area.</p> | | |

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|-----------------------------|----------|--|---|--------------------------------|
| Council District - 7 | | | | |
| In Progress | | | | |
| | P24-020 | | Angel Anguiano AAnguiano@cityofsacramento.org | Planning and Design Commission |
| | | Proposal to construct an electronic billboard in the Office Business (OB) zone on approximately 0.16-acres. The requested entitlement is for Site Plan and Design Review to construct a 50-foot electronic billboard. | | |
| | P25-007 | 5700 S LAND PARK DR | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct an 80-foot-tall monopine telecommunications facility and equipment enclosure on a portion of a 2-acre church site within the Single-Unit Dwelling (R-1-EA-4) Zone. The request requires a Conditional Use Permit and Site Plan and Design Review with a deviation to height development standards. A similar request was approved (and now expired) in 2021 under file number P21-004. | | |
| | PB25-031 | 1518 BROADWAY | Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org | Staff |
| | | Remove and relocate existing historic sign and replace with replica. one (1) building-mounted illuminated sign | | |
| Waiting | | | | |
| | DR25-190 | 3501 13TH ST | Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org | Staff |
| | | Site Plan And Design Review For A Proposed Remodel To An Existing 1941 Sf Single Family Residence With A 1009 Sf Addition. There Will Be A Reorganization Of The Interior Spaces Including Adding A Bedroom And 1/2 Bathroom Will Be Added, Along With Converting An Office To A Bedroom, Resulting In A Total Of 4 Bedrooms And 4-1/2 Bathrooms. There Will Be 390 Sf Of Covered Porch Including A 125 Sf Covered Roof Deck. Water, Sewer, Gas And Electrical Utilities Will Also Be Rerouted And Reinstalled. A 550 Sf One-Car Garage/Utility Space With A 543 Sf 2nd Story Accessory Dwelling Unit Will Also Be Constructed As Part Of This Permit. | | |
| Council District - 8 | | | | |
| In Progress | | | | |
| | DR24-236 | 8203 DELTA SHORES CIR | Sarah Scott 916-808-2688 sscott@cityofsacramento.org | Staff |
| | | Request for Site Plan and Design Review to construct 344 units across two parcels totaling 12.8 acres in the Multi-Unit Dwelling Zone (R-3-PUD) within the Delta Shores Planned Unit Development. | | |
| | DR25-209 | | Michael Crampton 916- mcrampton@cityofsacramento.org | Staff |
| | | Design review submittal package for Future Delta Shores project. 209 single unit dwellings with 6 floor plans and 3 elevations per plan. Approved tentative map Z24-087. | | |

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| Council District - 8 | | | | |
| In Progress | | | | |
| | 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. | | |
| | P25-005 | 1922 COSUMNES RIVER BLVD | Daniel Abbes dabbes@cityofsacramento.org | Planning and Design Commission |
| | | A request to construct a drive-through restaurant on a vacant 1.8-acre lot within the General Commercial (C-2-PUD) zone and Delta Shores Planned Unit Development. The request requires Planning and Design Commission approval of a Conditional Use Permit and Site Plan and Design Review entitlements. | | |
| | P25-023 | 8640 DELTA SHORES CIR | Marcus Adams MAdams@cityofsacramento.org | Planning and Design Commission |
| | | Application for Development Agreement Amendment for Delta Shores PUD | | |
| | Z24-104 | 7850 24TH ST | Michael Crampton 916- mcrampton@cityofsacramento.org | Zoning Administrator |
| | | Request for 1) Tentative map to subdivide 535 parcels across 58.3-acres; and 2) Site Plan and Design Review to review the tentative map layout and fencing plan. | | |
| | Z25-091 | 7615 JACINTO RD | Michael Crampton MCrampton@cityofsacramento.org | Staff |
| | | A request for 1) Tentative Map to review the subdivision of a 2.4-acre parcel into 32 parcels within the Multi-Unit Dwelling (R-1-R) zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 32 single-unit dwellings. | | |

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