

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 5/14/2025

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - In Progress				
	P21-017	0 UNKNOWN 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.	Garrett Norman 916-808-7934 gnorman@cityofsacramento.org	City Council
Council District - 1 In Progress				
	DR25-089	223 PINEDALE AVE 2321 square foot house and 576 square foot garage	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-093	4585 PELL DR Applicant is proposing new security lighting in equipment storage yard. Requires Minor Commercial SPDR		Staff
	P22-030	 A request for: 1) PUD Schematic Plan Amendment to designate ±8.46 acres for residential uses; and 2) Site Plan and Design Review for the construction of a 200-unit apartment complex totaling 234,323 square feet on 8.46 acres in the Employment Center zone (EC-80-PUD) within the Del Paso Road Planned Unit Development (PUD).	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
	P22-043	301 DROLLET WAY A request for: 1) Tentative Subdivision Map to subdivide a vacant parcel of approximately 2.33 acres into 24 parcels, including 22 residential parcels and 2 parcels for common facilities (drainage basin; private alley); and 2) Site Plan and Design Review for review of the tentative subdivision map with deviations to reduce the minimum required lot size and minimum required lot depth in the Single-Unit or Duplex Dwelling (R-1A) zone. Although zoned A, the map will be reviewed in relation to the standards of the R-1A zone. No new construction is proposed.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1 In Progress				
	P22-046	2631 DEL PASO RD A request for: 1) Rezone ±2.09 from A-OS to C-2-PUD; 2) Development Agreement for a portion of the project encompassing approximately 2.09 acres; 3) Planned Unit Development Amendment to the Town Center PUD development guidelines and schematic plan; 4) for Condominium purposes for 186 airspace units; 5) Site Plan and Design Review for the construction of 93 duplex dwellings (186 units) on ± 11.34 net acres in the General Commercial (C-2-PUD) and Agriculture-Open Space (A-OS) zones within the Town Center PUD. Requires City Council approval. Parcels 225-0040-106 and 225-0040-107 are to be incorporated into the Town Center PUD. These 2 parcels also require approval of a new Development Agreement.	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	City Council
	P22-047	0 N PARK DR A request for: 1) Rezone of 10.8 acres from R-1A-PUD to R-2A-PUD; 2) Tentative Parcel Map for Condo Purposes with a design deviation for a non standard street section; 3) Site Plan and Design Review for the construction of a 170-unit residential development comprised of 85 buildings with deviations to rear-yard setback and accessory height requirements of the Multi-Unit Dwelling and Creekside Planned Unit Development (R-2A-PUD) zone.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
	P24-008	2380 DEL PASO RD Request for 1) Rezone from EC-40-PUD to SC-PUD; 2) Planned Unit Development amendment; 3) PUD Schematic Plan amendment; 4) Tentative Map; and 5) Site Plan and Design Review for the construction of 229,400 square feet of residential and commercial development including the construction of 140 multi-unit dwellings on a 18.5 acre parcel in the EC-40 (Employment Center) zone and Del Paso Road PUD.	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	Planning and Design Commission
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
	DR24-254	803 BLAINE AVE Request for Site plan and Design Review for the legalization of an existing, unpermitted balcony and patio associated with code case #14-012733 on a 0.7-acre parcel in the Single-Unit Dwelling (R-1) zone and citywide single-unit dwelling design review district.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR25-036	1559 STRADER AVE Request for Site Plan and Design Review to construct a duplex under the Missing Middle Housing Ordinance on a 0.14-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Lot split approved under Z21-055.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-056	1511 DEL PASO BLVD A request for 1) Site Plan and Design Review for the construction of a 33,886 square foot multi-unit dwelling consisting of 53 units and related site improvements on 2 vacant parcels of approximately 0.52 acres in the General Commercial (C-2-SPD) and Del Paso/Arden Way SPD.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-071	2748 OAKMONT ST Site Plan and Design Review to construct a 1,600 square foot duplex dwelling under the Missing Middle Housing (MMH) Interim Ordinance, on a 0.17-acre parcel with an existing 1,330 square foot single-unit dwelling, in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-072	2935 RIO LINDA BLVD Applicant is submitting for SPDR for 6 new dwelling units 6040 sf. requires deviation for substandard rear setback	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
	DR25-075	2675 ALTOS AVE 1 Applicant is proposing to add a new metal vehicle gate for a multi-unit dwelling development at 2675 Altos Ave.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-077	2750 CROSBY WAY Build 4 dwelling units that are in sets of two conjoining units apart from each other.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-084	3943 IVY ST Applicant is proposing a new detached 3 car garage at the rear of 3943 Ivy St.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-085	1313 YOUNGS AVE Site Plan and Design Review to propose a new 2,723 square foot main residence and a new 1,196 square foot detached ADU in the R-1 zone in Citywide Design Review District.	Alexys Vancil 000-000-0000 avancil@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	DR25-092	309 LAMPASAS AVE Site Plan and Design Review to propose a new 1184 square foot residence with a 975 square foot attached ADU in the R-1 zone in Citywide Design Review on .15 acre. GP requires a minimum of 1 unit. Minimum Residential Density Dwelling Units Per Net Acre: 3	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	P23-032	1950 JULIESSE AVE 2 A request for: 1) Tentative Map for Condominium Purposes on a 0.71-acre site developed with 11 dwelling units and 2) Conditional Use Permit for Condominium Conversion to convert an existing 8-unit residential development into 11 condominium units in the Multi-Unit Dwelling (R-2A) zone. Condominium Conversions require City Council approval and subject to the requirements and procedures for residential condominium conversions in City Code Chapter 17.716.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
	P25-001	4450 MARYSVILLE BLVD Request for Site Plan and Design Review to establish a 20,800 sqft transit vehicle storage facility and a 7700 sqft retail building on a 2.45-acre parcel within the General Commercial Zone (C-2-R) within the Citywide Design Review Area. Requires PDC level CUP.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Planning and Design Commission
	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
	Z23-012	 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z23-089	2731 CROSBY WAY	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
		A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 2 parcels in the Multi-Unit Dwelling (R-2A) 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. The existing dwelling will be retained, and no new construction is proposed. Requires Director 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.		
	Z25-024	2164 ACOMA ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for 1) Conditional Use Permit to establish cannabis production (cultivation), in an existing 2,798-square-foot warehouse building on a 0.16-acre parcel in the Light Industrial (M-1-SPD) zone and 2) Site Plan and Design Review for minor exterior improvements to the existing building.		
	Z25-027	1436 AUBURN BLVD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		CUP Minor Modification requesting an extension of the existing Production and Retail CUP's expiration date, P22-005		
Approved				
	DR25-043 Approved 05/09/2025	1535 GRAND AVE	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to construct one single-unit dwelling per parcel on two contiguous vacant 0.09-acre lots in the Limited Commercial Zone (C-1) within the Del Paso Heights Design Review District.		
	DR25-060 Approved 05/12/2025	1352 NOGALES ST	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish a fire-damaged dwelling and construct a new 916 square foot single-unit dwelling in the R-1 zone in Del Paso Heights Design Review District.		
Waiting				
	DR23-113	2928 RIO LINDA BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct seven multi-unit dwellings on .45-acres in the General Commercial Zone (C-2) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	DR23-141	3330 MARYSVILLE BLVD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		The applicant is requesting Site Plan and Design Review for on-site improvements and creating a parking lot for the existing church on a 0.47 acre lot in the General Commercial Zone (C-2) and in the Del Paso Heights Design Review Area.		
	DR23-229	1016 CARMELITA AVE	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Design Director
		Request for Site Plan and Design Review to construct a 597 sq. ft. addition to the front of an existing single-unit dwelling on a 0.14 acre parcel in the Single-Unit Dwelling Zone (R-1) within the Del Paso Heights Design Review Area. Proposal includes a request for a deviation to the front yard setback.		
	DR23-264	901 MAIN AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Staff
		A request for: 1) Site Plan and Design Review for the construction of 135 homes (8 plans with 3 elevations each) on approximately 26.56 gross acres in the Single-Unit of Duplex Dwelling zone (R-1A) within the Citywide Design Review Area. Subdivision approved with P20-040 (Dry Creek Estates).		
	DR24-212	1708 KENWOOD ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for a previous approved entitlement (DR21-062) to construct three two-level multi-family buildings on a 0.76-acre parcel in the Multi-Unit Dwelling Zone (R-2B-R) within the North Sacramento Design Review Area. Each building consists is 3,506 square feet (1,753 square foot each level) containing four dwelling units for a total of 12 dwelling units on site.		
	DR24-216		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a warehouse and basin on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area.		
	DR24-248	1912 MARCONI AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a multi-unit dwelling building consisting of 11 apartments on a ±0.36-acre parcel in the General Commercial (C-2) zone within the Citywide Design Review Area.		
	DR24-252	1801 WOOLLEY WAY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a manufactured steel building with associated site improvements on a 0.36-acre parcel with an existing single-unit dwelling on the site in the Light Industrial Zone (M-1) within the Citywide Design Review Area.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	DR25-042	930 BLAINE AVE Site Plan and Design Review to construct 7 duplex dwellings and retain the existing single-unit dwelling on a 0.5-acre parcel with an existing single-unit dwelling for a total of 15 units utilizing the Missing Middle Housing ordinance in a Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-052	1174 ARCADE BLVD Site Plan and Design Review to propose a new two-story residential home on a 0.27-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-062	1156 RIVERA DR MMH - Site Plan and Design Review to construct two duplexes on a 0.17-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Del Paso Heights Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	P24-018	4224 MARYSVILLE BLVD A request for: 1) Conditional Use Permit for a K-5 School in the Single-Unit Dwelling (R-1) zone; and 2) Site Plan and Design Review for the construction of an approx. 20,200 sq. ft., 3-story K-5 charter school and parsonage building. The school is associated with an existing place of worship located at 1541 Jesse Avenue.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
	Z22-077	0 HELENA AVE A request for a 1) Conditional Use Permit to develop a stand-alone parking facility on two vacant parcels of approximately 0.51-acres and 2) Site Plan and Design Review to develop the parking facility and improvements within the Single-Unit Dwelling (R-1) Zone. The proposed site includes a total of 4 parcels, 2 of which are located in the Sacramento County jurisdiction. A 42,122 square foot multi-unit development consisting of 39 dwelling units will be constructed solely on the Sacramento County parcels. The City parcels will not contain any structures and will provide parking to support the multi-unit development. A separate Planning submittal has been submitted to Sacramento County for their review. Requires review at the Director level.	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	Z23-060	1007 VINCI AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide an approximately 1.84 acre parcel, developed with one single-unit dwelling into 9 lots in the Single Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for the review of the map layout. The existing dwelling will be retained, and no new construction is proposed. This proposal includes deviations to lot width, lot depth, and lot size requirements of the R-1 Zone. Requires Director level review.		
	Z24-084	2652 FORREST ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for 1) A Tentative Map to subdivide a 0.66-acre property within the Single-Unit Dwelling (R-1) zone; and 2) Site Plan and Design Review of the tentative map layout with deviations to minimum lot size, depth, and width and creating lots with no public street frontage. Previously approved under P06-030.		
Council District - 3				
In Progress				
	DR25-023	428 W SILVER EAGLE RD	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 495 square foot addition and a 575 square foot attached garage to a single-unit dwelling on a 0.75-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
		Note: This application includes a 592 square foot attached accessory dwelling unit (ADU). References to the ADU is for informational purposes only. The review authority for this application shall exclude consideration of the ADUs pursuant to Government Code Section 66317(a). The ADU will, instead, be evaluated ministerially and subsequently through the City's building permit review process .		
	DR25-061	959 ROBINS NEST PL	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Missing Middle Housing. Site plan and Design Review to propose a 3244 square foot Detached Duplex and (1) Attached ADU in the R-1 zone in Citywide Design Review District on .28 acre. General Plan FAR is 1 (12136 sq ft.) It was determined that the front setback is taken from Thelma Avenue. Robins Nest PI is an easement.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	DR25-080	3521 TRUXEL RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		THE PURPOSE OF THIS PROJECT IS TO ADD WINDOWS AND CONDITION AN EXISTING 934 SQ' PATIO LOCATED AT THE FRONT OF THE EXISTING RESTAURANT. THE EXTERIOR WILL NOT BE CHANGED AND THE EXISTING FLOOR PRINT OF THE BUILDING IS TO REMAIN. THE EXISTING INTERIOR RAISED WOOD FLOOR OF THE PATIO WILL BE DEMOED AND A NEW FINISH FLOOR SLAB WILL BE IN ITS PLACE AND WILL BE FLUSHWITH-THE-EXISTING DINNING-ROOM. THE-EXISTING DINNING ROOM IS TO HAVE NEW PAINT, NEW TILE AND NEW LIGHT FIXTURES;IMPROVEMENTS IN THE-DINNING ROOM ARE DECORATIVE.		
	DR25-088	320 CLEVELAND AVE		Staff
		Installation of Manufactured Home as ADU		
	P22-042	3625 FONG RANCH RD	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Tentative Subdivision Map to subdivide a 17.39-acre portion of a 22.81-acre site into 101 residential lots (1 for multi-unit residential; and 100 single-unit residential) and one lot for a drainage basin; 2) Tentative Map Design Deviations for non-standard residential street sections, non-standard elbow, non-standard intersection spacing, and non-standard street centerline radius; 3) Density Bonus for the provision of income-restricted units with waivers to maximum height restrictions; and 4) Site Plan and Design Review for review of the tentative map and for the construction of 119 income-restricted multi-unit dwellings in the Residential Mixed Use (RMX) zone.		
	P24-024		Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Rezone of 4.87 acres from Office Building (OB-PUD) and Agriculture – Open Space (A-OS-PUD) zoning to Single Unit or Duplex Dwelling (R-1A-PUD) zoning. 2) Planned Unit Development (PUD) Schematic Plan Amendment to incorporate the site as a new residential village in the ParkeBridge PUD. 3) PUD Guidelines Amendment to update residential design standards to allow for a new housing product. 4) Tentative Subdivision Map to subdivide one 4.87-acre parcel into 41 residential lots. 5) Tentative Subdivision Map Design Deviation for a non-standard street elbow design and for a non-standard residential street section. 6) Site Plan and Design Review for review of the Tentative Subdivision Map. This request requires approval from the City Council.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	P24-027	3801 GATEWAY PARK BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		A request to construct a 3,329 square foot Raising Cane's Chicken Fingers Drive-Thru Restaurant on a 1.77-acre project site within the Shopping Center (SC-PUD) zone and Coral Business Park Planned Unit Development. The proposal includes dual-lane drive-through lanes with decorative screening, a 1,554 square foot outdoor covered patio, and 29 parking stalls. The project narrative attached to the application contains a detailed description of the operational characteristics related to the drive-through. This request requires Planning and Design Commission review of the following entitlements: 1) Conditional Use Permit for a drive-through restaurant; and 2) Site Plan and Design Review for construction of the restaurant building, double drive through, and necessary site improvements.		
	P24-033	120 PROMENADE CIR	Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	City Council
		Request for 1) Rezone from EC-40-PUD to R-3A-PUD; 2) Development Agreement between the City of Sacramento and Landowner; 3) Planned Unit Development amendment; 4) PUD Schematic Plan amendment; 5) Site Plan and Design Review for the construction of 350,050 square feet of residential development for the construction of 378 multi-unit dwellings on four parcels totaling approximately 12.9 acres in the EC-50 (Employment Center) Zone and Promenade at Natomas PUD; and 6) Tree Permit for the Removal of 4 private protected trees.		
	P24-034		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		A request to establish a two-story, 45,000 square foot sports entertainment venue consisting of a multi-level golf driving range, full-service restaurant and bar, event spaces, and 350 parking stalls on an approximately 14.9-acre site in the Office Building Low Rise Mixed-Use (OB-PUD) zone and Gateway Center Planned Unit Development (PUD). The driving range component features 80 golf ball bays split between two climate-controlled levels with customers hitting balls into an approximately 190,000 square foot outfield area that is fenced with 156-foot-tall barrier netting. This request requires Planning and Design Commission review of 1) Planned Unit Development (PUD) Amendments to the Gateway Center PUD Schematic Plan and Development Guidelines to designate the site for Outdoor Amusement Center use and to update the permitted uses, development standards, and signage criteria of the Office Building Low Rise Mixed-Use (OB-PUD) zone; 2) Conditional Use Permit to allow an Outdoor Amusement Center use in the OB-PUD zone; and 3) Site Plan and Design Review for construction of the two-story sports entertainment venue, driving range, and associated site improvements.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	P25-004	0 ROSIN CT	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for 1) PUD Schematic Plan Amendment and 2) Site Plan and Design Review for the construction of a new 58,717 square foot, four-story hotel with 110 guest rooms on two vacant parcels totaling 2.35 acres in the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone.		
		Request requires Planning and Design Commission level review.		
	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.		
	Z24-101	465 BOWMAN AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		A request for: 1) Tentative Subdivision Map to subdivide one 0.5-acre parcel into 3 residential lots; and 2) Site Plan and Design Review for review of the map with deviations to the minimum required public street frontage and to reduce the minimum required lot width in the single-unit dwelling (R-1) zone.		
		Note: This property is landlocked and has an access easement through parcel 262-0161-015-0000.		
	Z25-029	1661 GARDEN HWY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		Applicant is applying to construct a new 4,808 sf office building at 1661 Garden Highway. Requires CUP Major Modification to deemed CUP.		
Approved				
	DR24-230		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
	Approved 05/08/2025	Request for Site Plan and Design Review to construct three multi-unit dwellings with deviations for driveway width and driveway setback on an approx. 0.14-acre parcel in the Residential Mixed-Use Zone (RMX-SPD) within the Northgate Boulevard Design Review District. Lot split approved under Z21-061.		
Council District - 4				
In Progress				
	DR22-212	1300 U ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Applicant is proposing to add fencing and a 1615 sf vehicle maintenance building to an existing parking lot.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR23-117	3215 L ST Request for site plan and design review to demolish an existing single-family residence and construct six new units (two triplexes) on an approx. 0.15-acre parcel in the Residential Office Zone (RO-SPD) within the Alhambra Corridor SPD Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR24-232	341 N 10TH ST Request for a 9,003 square foot, commercial mixed-use development with restaurants, retail, and office on a 0.75-acre site within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires staff-level review of Site Plan and Design Review of the new buildings and associated site improvements.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Staff
	DR24-253	2020 U ST Request for Site Plan and Design Review to construct two multi-unit dwelling buildings on two parcels totaling 0.26 acres in the General Commercial Zone (C-2-SPD) within the Central City SPD and Central City Design Review Area. Parcel previously divided under Z20-089.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-024	926 22ND ST Site Plan and Design Review to replace 6 dark brown metal sash casement and single-hung windows with white vinyl single-hung windows in a low-rise apartment building on a 0.3 acre parcel in the General Commercial Zone (C-2 SPD) within the Central City Special Planning District and the Central City Design Review Area. Work has been completed without permit. HDB case #: 24-029243.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-026	3551 ELVAS AVE Site Plan and Design Review to construct a front addition with a deviation to minimum front-yard setback and the removal of two protected trees to an existing single-unit dwelling on a 0.31-acre parcel in the Duplex Dwelling (R-2) Zone and Citywide Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR25-035	1725 26TH ST Request for Site Plan and Design Review to propose a duplex and 2 detached accessory dwelling units on a 0.06-acre parcel in the Residential Mixed Use Zone (RMX) zone and R Street Corridor design review district.	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				
	DR25-039	2415 K ST Site Plan and Design Review to demolish an existing vacant office building and construct residential townhomes for a total of 20 dwellings on a 0.29-acre parcel in the General Commercial Zone (C-2-SPD) within the Central City Special Planning District.	Armando Lopez 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
	DR25-063	864 48TH ST Request for Site Plan and Design Review to demolish an existing single unit dwelling and construct a new single unit dwelling on an approx. 0.12-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area	Alexys Vancil avancil@cityofsacramento.org	Staff
	DR25-066	1001 G ST Site Plan and Design Review to construct steel fencing with two sliding gates on a 0.48-acre parcel in the Residential Office Zone (RO-SPD) within the Central City Special Planning District and Central City Design Review District. The new fencing is proposed for the north and west sides of the existing parking lot.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-070	5724 J ST Request for Site Plan and Design Review to construct a new rear-yard addition with a deviation for rear-yard setback on an approx. 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
	DR25-078	1207 40TH ST Site Plan and Design Review to propose the restoration and addition of 472 sqft first floor addition and 1010 sqft 2nd floor addition in the R-1 zone and Citywide Design Review District.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	DR25-082	2000 16TH ST Modifications of Approved Discretionary Permits Application DR23-267	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR25-083	1721 E SOCAP WALK Removal of existing door awning and replace with 6' x 20' cantilevered deck	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-091	537 41ST ST Site Plan and Design Review to remodel an existing 6-unit apartment structure on a 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.	Armando Lopez 916-808-8239 ALOpezJr@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	P19-023	6201 S ST	Zach Dahla	Planning and Design Commission
		916-808-5584 zdahla@cityofsacramento.org Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility, and Site Plan and Design Review of the master plan and telecommunication facility.		
	P24-007	324 ALHAMBRA BLVD	Zach Dahla	Planning and Design Commission
		916-808-5584 zdahla@cityofsacramento.org A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		
	P25-002	1800 21ST ST	Sierra Peterson	Planning and Design Commission
		916-808-7181 speterson@cityofsacramento.org Request to expand Caliber Collision to a 6,000 sq ft portion of a building at 2000 R Street within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires commission-level review of Conditional Use Permit to establish an auto service and repair use.		
	P25-006	1901 10TH ST	Zach Dahla	Planning and Design Commission
		916-808-5584 zdahla@cityofsacramento.org Request to convert Old Ironsides from a restaurant to a bar within the General Commercial (C-2-SPD zone) and the Central City Special Planning District (SPD). This request requires commission-level review of Conditional Use Permit (CUP) for a bar.		

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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.		
	PB24-027	1420 C ST		Staff
		Applicant is proposing to rennovate and repair front and rear stairs, siding, windows, and front door. Building is a contributing resource in the Old Washington School Historic District.		
	PB24-031	2724 J ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Request SPDR for Minor Commercial to add a new +/-237.50 sq feet exterior bar in the rear parking area.		
	PB25-002	3001 O ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Applicant is proposing to repair and remodel a historic landmark property at 3001 O St. 3 ADUs proposed under State ADU regulations as part of this applicaiton.		
	PB25-003	1121 24TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Applicant is proposing interior and exterior changes to an existing duplex at 1121 24th St, which a Contributing Resource in the Capitol Mansions Historic District.		
	PB25-004	2015 S ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to request to replace 32 windows on a contributing resource in Poverty Ridge Historic District in the RMX-SPD.		
		All front windows will be replaced with Wethershield wood windows. Windows on the sides and the back of the house will get anderson 400 series windows. Some of the window sills will be repaired in like for like fashion. Customer does plan on redoing front stairs this year. Date TBD. Customer plans on refunding states and front porch using Westcoat systems.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-005	1909 E ST Dry rot deck and stair way repair	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-008	1425 D ST Site Plan and Design Review submittal for exterior remodel to an existing single family residence in Old Washington School Historic District and a contributing resource in the R-3A-SPD zone. HSG FILE #: 24-034929 – RETURN 1-STORY SFR DWELLING TO ORIGINAL CONFIGURATION AND CONDITION (1,018 SQ. FT. 3BED 1 BATH HIGH WATER BUNGALOW WITH ATTACHED 1-CAR GARAGE MEASURING APPROX. 198 SQ. FT BUILT IN 1870). REMOVE ALL UNPERMITTED AND UNAPPROVED IMPROVEMENTS ASSOCIATED WITH ILLEGAL REAR PORCH ENCLOSURE AND BASEMENT CONVERSION (BASEMENT CONVERSION SHALL NOT BE USED AS A SECONDARY DWELLING UNIT OR AN ADU). REPAIR/ REPLACE DRY ROTTED WOOD TRIM AROUND WINDOWS AND DOORS, FASCIA BOARDS, RAFTER TAILS, AND BARGE RAFTERS THROUGHOUT. REPLACE REAR DECK AND STAIRS, REPLACE FRONT STAIRS AND COLUMNS. REPAIR/ REPLACE ALL BROKEN WINDOWS. FULL KITCHEN AND BATH REMODEL WITH ASSOCIATED MEPS. NEW ELECTRICAL WIRING THROUGHOUT. SERVICE PANEL UPGRADE TO ACCOMMODATE REQUIRED AFCI REQUIREMENT. NEW PLUMBING DWV AND WATER LINES, NEW WATER HEATER, FIXTURES AND APPLIANCES. NEW HVAC SPLIT-SYSTEM AND AIR DUCTING (HERS TESTING REQUIRED, FURNACE INSTALLED IN ATTIC WILL REQUIRE A SERVICE PLATFORM). NEW INSULATION AND DRYWALL. HARDWIRED AND INTERCONNECTED SMOKE/ CARBON MONOXIDE DETECTORS ARE REQUIRED CRC: R314 & R315. PLANS REQUIRED. ALL WORK SUBJECT TO FIELD INSPECTION. VALUATION: \$136,000 QUAD FEES APPLY	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-011	2019 I ST Site Plan and Design Review to propose an exterior remodel in Boulevard Park Historic District and contributing resource in the General Commercial (C-2) Zone. Scope of work includes like-for-like balcony repairs	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-013	2009 CHINATOWN ALY Site Plan and Design Review submittal to revise the elevations approved in PB21-006 in the Boulevard Park Historic District and a contributing resource in the R-1B-SPD zone.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-014	1917 6TH ST Site Plan and Design Review to propose and new single dwelling unit in the R-3A-SPD zone in South Side Historic District on .07 acre. 1. Interior Painting: Paint the house to refresh and modernize the living spaces. 2. Bathroom Renovations: Redo three bathrooms, including replacing fixtures, tiles, and updating plumbing as needed. 3. Kitchen Renovation: Redo the kitchen with new countertops, an island, and updated cabinetry to enhance functionality and aesthetics. 4. Front Garden Area: Update the front garden area with new pavers and stones to minimize water usage, and add shrubs to enhance the landscape. 5. External Gate: Convert the external gate from swinging to an electrically opening sliding gate. 6. New Water Meter Installation: Install a new water meter for the property, and connect to the home. 7. New Trash Box: Construct a new trash box to hide the recycling, trash, and greens bins. 8. New EV charger: Install EV charger for EV car charger.		Staff
	PB25-015	316 15TH ST Residential replacement of 10 vinyl windows with approved fiberglass windows in the Old Washington School Historic District. CODE CASE		Staff
	PB25-016	509 21ST ST Applicant is submitting for a like-for-like front stair replacement for 509 21st St, which is a contributing resource in the Boulevard Park Historic District.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-017	1931 21ST ST Site Plan and Design Review to construct a residential 1-car garage, new deck stair, new wood fences and steel access gates at rear and side of property in the C-2-SPD zone in Poverty Ridge Historic District and a Historic Landmark structure on a .2 acre lot.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-018	809 U ST Missing Middle Housing - Proposed single family unit with ground floor attached ADU in R-1B-SPD zone in South Side Historic District on a 1573 square foot lot. Parcel was subdivided under Z24-069. FPM25-0003 is submitted but not finalized. Application submittal was approved by Matt Sites as is.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-019	1230 J ST Applicant is submitting to modify exterior windows and doors at 1230 J St, which is a Historic Landmark building. Requires Minor Commercial SPDR.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-020	2211 O ST Build Duplex on Neighbor's Alley; Behind 2211 O St. This is a minor modification to PB23-010.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB25-021	320 13TH ST Basement conversion to ADU in Old Washington School Historic District. Foundation, electrical, DWV, insulation, window and door, and sheetrock work. A new full bathroom & kitchenette. Exterior dug out concrete patio and elevated wood porch with roof and ground floor wood deck. New sewer / water capture tie in.		Staff
	PB25-022	2630 S ST Convert an existing excavated basement area into an ADU - a 1 Bedroom, 1 bath of about 749 sf - using existing entrance from East side of property. Exterior changes consist of windows on East side for living area, a new Craftsman style front door with simple entry covered shed roof, new, deeper windows at North Side for more light under porch area, and new windows on the West side for bedroom egress and new bathroom. All window and door casing to match existing. Window muntin patterns to match (E) Prairie style at porch. Foundation needs to be removed and replaced (existing foundation around excavated area was apparently not permitted). Excavation under porch will be done behind the line of brick work to avoid disturbance of footings.		Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-023	1331 D ST		Staff
		Site Plan and Design Review to request a Major modification to the existing PB22-027 entitlement for a historic landmark structure in Old Washington School historic district in R-3A-SPD zone. Sean said a new SPDR. A. To install a new slab-on-grade w/turn down footings in order to close the 19-001750 1331 Building Violation case. B. Place compacted fill in excavation beneath existing foundation. C. Re-frame First Floor walls to increase ceiling height to 9'0" D. To remove some walls as per A2 sheet. To remove first and second floor back deck E. To remodel the first and second floor plan and addition on both floors New kitchens location New bathrooms location to remove interior walls new windows and doors to remove the back roofs system and extend the main roof. 70 sq. ft. Second Floor Addition 60 sq. ft. first Floor Addition F. To repair front deck, Front Patio and stairs		
	Z22-078	5900 ELVAS AVE	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to construct additional sporting facilities that include an aquatics center and volleyball courts with associated support facilities on the 19.9-acre campus of Saint Francis Catholic High School within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Conditional Use Permit Modification for the construction of the sports facilities; and Site Plan and Design Review of the proposed structures and site improvements.		
	Z24-034	1441 RICHARDS BLVD	Sierra Peterson 916-808-7181 speterson@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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z24-051	2100 Q ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		<p>The applicant is requesting the required entitlements to demolish the existing Sacramento Bee newspaper building, remove on-site and off-site trees, and subdivide the property to facilitate the construction of two separate residential subdivisions, including a single-unit subdivision on the eastern half of the property and a condominium subdivision of the western half of the property. This application is associated with an approved IR24-099 for SB 330. This request requires a Director-level review the following entitlements: 1) Tentative Map to subdivide ±5.57-acres within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD) into 67 lots which includes: one lot for condominium purposes, 60 lots for single-unit dwellings, and six common lots; 2) Site Plan and Design Review to review the tentative map layout, the demolition of an existing building, and construction of 60 single-unit dwellings, 61 multi-unit dwellings, and associated site improvements; and 3) Tree Permit for the removal of City trees and private-protected trees.</p>		
	Z24-081	1717 26TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		<p>Request to split a 0.137-acre property into four lots within the Residential Mixed Use (RMX-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level approval of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map with a deviation to rear-yard setbacks.</p>		
	Z24-100	2425 QUILL ALY	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Staff
		<p>Request to split a 0.07-acre site and to construct a duplex within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and Winn Park historic district. This request requires director-level review of a Tentative Map to subdivide the property into two lots and Site Plan and Design Review of the tentative map layout, duplex, and associated site improvements.</p>		
	Z25-006	3015 H ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		<p>Zoning Administrator Conditional Use Permit Minor Modification to amend Planning conditions 8 and 13 of P11-047's approval in the C-2-SPD (Alhambra Corridor Special Planning District) and Alhambra Corridor Design Review District.</p>		
	Z25-009	2412 H ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		<p>Request to split a 0.15-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Boulevard Park historic district. The existing buildings will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map.</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-020	2030 23RD ST Request to expand the Ivy Ridge Assisted Living facility on a 0.44-acre site within the Single-Unit Dwelling (R-1-SPD) zone, the Central City Special Planning District (SPD), and the Poverty Ridge historic district. This request requires director-level review of a Major Modification to a Deemed Conditional Use Permit for a residential care facility and Site Plan and Design Review for alterations to landmark and contributing property to a historic district.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	
	Z25-023	1512 Q ST Request for a Tentative Map to subdivide a 0.15-acre into two lots in the Residential Mixed Use (RMX-SPD) zone, Central City Special Planning District (SPD), and the Fremont Park Historic District; and Site Plan and Design Review for review of the tentative map layout and construction of a nine multi-unit dwellings. This request requires director-level review.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-033	1422 28TH ST Request to allow for the sales of tobacco products within a proposed 790 square foot convenience stores within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Conditional Use Permit for tobacco retailing.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-039	1373 48TH ST Request to split a 0.19-acre site into two lots within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Tentative Map to split the property and Site Plan and Design Review of the tentative map with a deviation to lot size standards.		Zoning Administrator
Approved				
	DR25-015 Approved 05/13/2025	4625 BUCKINGHAM WAY Site Plan and Design Review to propose a first floor addition, remodel, add a new 2nd floor and demo detached garage in the R-1 zone in Citywide Design Review District on .11 acre.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-031 Approved 05/09/2025	2124 J ST Site Plan and Design Review with a director-level review for the demolition of two buildings, modifications to the existing parking lot, and a Tree Permit for removal of private protected trees on a 0.29-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD).	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Approved				
	DR25-032		Whitney Johnson	Staff
	Approved 05/12/2025	Convert a 9,140 square foot portion of a 16,315 square foot building into a 14-key hotel within the Central Business District (C-3-SPD zone), the Central City Special Planning District (SPD), and the Old Sacramento Historic District. This request requires staff-level review of Site Plan and Design Review.	916-808-8947 wjohnson@cityofsacramento.org	
	DR25-050	1402 51ST ST	Armando Lopez	Staff
	Approved 05/06/2025	Site Plan and Design Review to demolish a detached garage and construct a 1st and 2nd floor addition and remodel along with an attached garage to an existing single-unit dwelling on a 0.3-acre parcel in the Single-Unit Dwelling (R-1) Zone within Citywide Design Review District.	916-808-8239 ALopezJr@cityofsacramento.org	
	SIG-2509329	6350 FOLSOM BLVD 160		
	Preview Approved 5/16/2025	(1) Illuminated Channel Letters - Anytime Fitness		
Waiting				
	DR22-060	201 N ST	Zach Dahla	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.	916-808-5584 zdahla@cityofsacramento.org	
	DR23-199		Zach Dahla	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.	916-808-5584 zdahla@cityofsacramento.org	
	DR24-121	1404 28TH ST	Armando Lopez	Staff
		Site Plan and Design Review to review the existing alterations to a commercial building on a 0.04-acre parcel in the General Commercial (C-2-SPD) zone within the Central City Special Planning District (SPD) and Alhambra Corridor Design Review District.	916-808-8239 ALopezJr@cityofsacramento.org	
		Code Case 21-012041		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	DR24-139	1801 10TH ST Site plan and design review for a mixed-use building on ~0.45 acres in the Residential Mixed-Use Zone and the Central City SPD and within the R Street Corridor Design Review Area. Tree removal and demo of existing structure proposed.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	DR24-164	939 38TH ST Request for Site Plan and Design Review to construct a parking lot on a vacant approx. 0.10-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Parking lot will serve neighboring surgical center.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-021	701 L ST Applicant is submitting for an SPDR Minor Modification for work approved under DR16-096 (time extensions under Z21-052 and Z24-064. Proposal is to change panel materials next to garage entry points and add a new screened parking and service area.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	P18-078	301 CAPITOL MALL A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
	PB20-007	1905 6TH ST Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR.		Staff
	PB20-042	2023 T ST A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft 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.		
	PB24-005	0 UNKNOWN	Henry Feuss	Preservation Director (SFR/DUP)
		916-808-5880 HFeuss@cityofsacramento.org Site Plan and Preservation Review for a proposed 3-story single-unit attached dwelling with junior ADU with one car garage facing Tomato Alley in the R-1B-SPD zone in South Side Historic District with each parcel on .04 acres. Both parcels are adjacent facing Tomato Alley and the same zoning. Junior ADU to be reviewed under PB file.		
	Z20-020	1 CAPITOL MALL	Matthew Sites	Zoning Administrator
		916-808-7646 msites@cityofsacramento.org Request to exceed the allowed sign square-footage and number of attached signs in the C-3 SPD. This request requires Zoning Administrator Variance.		
Council District - 5				
In Progress				
	DR21-201	3241 W ST	Armando Lopez	Staff
		916-808-8239 ALopezJr@cityofsacramento.org Site Plan and Design Review to construct two multi-unit dwelling structures containing four dwelling units on two 0.07-acre contiguous parcels in the Multi-Unit Dwelling Zone (R-4) within the Citywide Design Review Area.		
	DR24-093	3200 STOCKTON BLVD	Michael Crampton	Design Director
		MCrampton@cityofsacramento.org 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.		
	DR24-173	3738 STOCKTON BLVD	Sierra Peterson	Staff
		916-808-7181 speterson@cityofsacramento.org Site Plan and Design Review for review of new construction of a 45,205 square foot, four-story, mixed-use development with 68 multi-unit dwellings, one tenant space, and 64 parking spaces within the General Commercial (C-2-SPD) zone and the Broadway/Stockton Special Planning District (SPD).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	DR24-198	3684 BRET HARTE CT	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		<p>THE PURPOSE OF THE PROJECT ON THE PARCEL, 013-0153-013-0000, AT 3684 BRET HARTE CT IS TO BUILD A TWO STORY MULTI-FAMILY RESIDENTIAL WITH EIGHT UNITS.</p> <p>THE NEW BUILDING WILL BE A TWO STORY STRUCTURE ON SLAB ON GRADE. THERE IS NO SET BACK REQUIREMENT ON THE NORTH SIDE OF THE PROPERTY BUT THE EXTERIOR WALL OF LEVEL 1 WILL BE SET BACK FROM THE SIDEWALK AND PROPERTY LINE BY 5'-0". LEVEL 2 WILL HAVE AN EXTERIOR BALCONY AND A JULIET BALCONY/BAY DOOR THAT OVERHANGS LEVEL 1 BY TWO FEET. ON THE WEST SIDE OF THE BUILDING THE EXTERIOR WALL ON LEVEL ONE IS SET BACK 5'-0" WITH BALCONIES THAT OVERHANG THE WEST SETBACK BY 2'-0". LEVEL 2 UNITS ALSO OVERHANG THE EAST SETBACK BY 2'-0".</p> <p>THE PROJECT HAS FOUR (4) UNITS ON LEVEL 1 AND FOUR (4) UNITS ON LEVEL 2. THE LEVEL TWO UNITS ARE ACCESSED BY TWO EXTERIOR STAIRS ON THE EAST SIDE ALONG A WALKWAY.</p> <p>THE UNIT FACING BROADWAY ON LEVEL 1 HAS AN ENTRY DOOR FACING THE STREET. TWO OF THE UNIT ENTRY DOORS ON LEVEL 1 ARE FACING WEST AND UNIT ON LEVEL 1 CLOSEST TO EBLY ALLEY HAS AN ENTRY DOOR FACING THE ALLEY.</p> <p>THE UNITS ON THE SOUTH AND NORTH END OF THE BUILDING ON LEVEL 1 AND LEVEL 2 ARE ONE (1) BEDROOM ONE (1) BATHROOM UNITS.</p> <p>THE FOUR UNITS IN THE MIDDLE OF THE BUILDING FOR BOTH LEVEL 1 AND LEVEL 2 ARE TWO (2) BEDROOM, ONE (1) BATHROOM.</p> <p>ALL THE UNITS ALSO INCLUDE A COMBINED KITCHEN, DINING, LIVING AREA WITH DIRECT ACCESS TO THE OUTSIDE OR AN EXTERIOR BALCONY.</p> <p>NO PARKING IS REQUIRED FOR THE LOT DUE TO NO MINIMUM PARKING REQUIREMENT OF AB-2097. ONE STANDARD AND ON ACCESSIBLE SPACE HAVE BEEN PROVIDED.</p> <p>PRIVATE OPEN SPACE AS EXTERIOR PATIO DECKS ON THE LEVEL 2 ARE PROVIDED FOR EACH UNIT. THE END UNITS ON LEVEL 1 BOTH HAVE PRIVATE OPEN SPACE. THE UNITS IN THE MIDDLE ON LEVEL 1 DO NOT HAVE OPEN SPACE PROVIDED BUT HAVE A SITTING BENCH PROVIDED FACING THE LANDSCAPED WALKWAY.</p> <p>THIS PROPOSAL DEVIATES FROM THE DEVELOPMENT STANDARDS BY OMITTING THE 50 SQUARE FEET OF PRIVATE OPEN SPACE TO TWO OF THE UNITS ON LEVEL 1.</p> <p>THERE IS A 750 SQUARE FOOT PUBLIC OPEN SPACE BETWEEN THE SIDEWALK AND BROADWAY ON THE NORTH END OF THE PROPERTY.</p>		
	DR25-022	3634 6TH AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		<p>missing middle housing, remodel 1st floor of existing house, new siding and roof, new primary unit and build 2 new ADUs</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	DR25-038	5140 FRANKLIN BLVD EMPTY LOT HAS WATER, GAS, SEWER AND STORM DRAIN UTILITIES IN PLACE ALREADY. PROPOSED TO BUILD WOODEN BUILDING OF 2100 SQFT WITH OFFICE, LOBBY AND SHOW ROOM AKA BUILDING 1. BUILDING 2 WILL NOT BE ACCESSIBLE TO THE PUBLIC IT IS A 2538SF PREFABRICATED METAL WAREHOUSE BUILDING FOR STORAGE PURPOSES ONLY LOCATED IN THE REAR AKA BUILDING 2. NO ONSITE PARKING AND NO GAS TO BE INSTALLED IN THE BUILDING. BUILDING TO BE ALL ELECTRIC	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-057	3817 35TH ST (N) 2 STRUCTURES 4 UNITS MMH	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-074	2400 FRUITRIDGE RD Request for Site Plan and Design Review to remodel an existing gas station and construct a carwash addition on an approx. 0.57-acre parcel in the General Commercial Zone, Executive Airport Overlay Zone (C-2-EA-2) within the Citywide Design Review Area.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-079	148 OTTO CIR Site Plan and Design Review to construct an industrial warehouse/shop on a 1.09-acre parcel in the Light Industrial Zone (M-1S-EA-4) within the Citywide Design Review District and Executive Airport (EA) Overlay Zone.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	P21-041	2380 16TH AVE A request to 1) Rezone four vacant parcels totaling 0.3-acres from the Single-Unit Dwelling (R-1) and Heavy Commercial (C-4) zones to the Multi-Unit Dwelling (R-4) zone, and 2) Site Plan and Design Review to construct 16 dwelling units within two residential buildings with a deviation to rear-yard setback development standards.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	City Council
	P24-035	4301 MACK RD Planning and Design Commission PUD Amendment to include multi-family residential as a permitted use for APNs 119-2160-001 and 119-0070-071 for a 6.79-acre parcel in the Shopping Center zone and Deer Creek Plaza planned unit development.		Planning and Design Commission
	PB24-015	3500 BROADWAY The proposed project is located in the South, 3500 BROADWAY, and OAK PARK Historic District. It is a three-story mixed-use building with ground-floor retail and 24 apartment units. An SB 330 application(IR24-006) related to this project has also been completed.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	Z25-018	114 OTTO CIR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		Conditional Use Permit Minor Modification (of P11-057, previously modified by Z17-254), to change conditions of approval restricting hours of operations and requiring two onsite security guards. The project site contains a 2,643-square-foot storefront medical cannabis dispensary in an existing 5,000-square-foot dual-tenant industrial building, on approximately 0.37 acres in the Light Industrial Executive Airport Overlay (M-1S-EA-4) zone.		
	Z25-040	7282 FRANKLIN BLVD		Staff
		PROJECT CONSISTS OF COMPLETE DEMOLITION OF THE EXISTING CONVENIENCE STORE BUILDING, WHILE RETAINING THE EXISTING FOUNDATION. THE CONVENIENCE STORE WILL BE RECONSTRUCTED ON THE EXISTING FOOTPRINT. THE PROPOSED EXTERIOR FACADE HAS BEEN UPDATED TO A MODERN STYLE THAT COMPLEMENTS THE SURROUNDING COMMERCIAL CONTEXT. THE PROJECT ALSO INCLUDES A NEW TRASH ENCLOSURE WITH ROOF COVER AND A PROPER FLOOR DRAIN. THE EXISTING ACCESSIBLE PARKING STALL WILL BE RECONFIGURED TO IMPROVE ACCESSIBILITY AND TRAFFIC SAFETY. THE EXISTING GAS PUMPS, CANOPY, AND ADJACENT HARD SURFACES AROUND THE PUMP STATION SYSTEM WILL REMAIN UNCHANGED. NO WORK IS PROPOSED BEYOND THE CONVENIENCE STORE AND TRASH ENCLOSURE.		
Approved				
	SIG-2509220	7298 FRANKLIN BLVD D		
	Preview Approved 5/16/2025	install one set of pan channel letter sign illuminated with LED		
Waiting				
	DR24-002	3560 3RD AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct an approx. 9,960 square foot, three story residential development of 6 multi-unit dwellings on an approx. 0.11-acre parcel in the General Commercial Zone (C-2-SPD) and within the Broadway/Stockton SPD/Design Review District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 Waiting				
	DR24-010	2411 ALHAMBRA BLVD Site Plan and Design Review for unpermitted decorative iron fencing at building entrances off Alhambra Boulevard and X Street, decorative iron fencing at the parking lot (entrance from X Street). Manual slide gate for closure, decorative iron fencing at the rear parking lot(entrance from X Street Y Street Alley). Automatic power sliding gate for closure. As well as a request to install new powered roll garage doors at three parking alcoves accessible from X Street Y Street Alley.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-113	5850 FREEPORT BLVD Applicant is proposing to demolish the existing structure at at 5850 Freeport Blvd. Structure has been fire damaged.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-182	 Request for Site Plan and Design Review to review the construction of a truck terminal (heavy truck storage) on a 3.09 acre parcel in in the Light Industrial (M-1(S)) Zone and Industrial and Business Park Design Review District. Please refer to project narrative for additional information.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-184	4125 FRANKLIN BLVD Request for Site Plan and Design Review to demolish existing commercial building and construct 17-unit multi-unit dwellings on a 0.17-acre parcel in the General Commercial Zone and Transportation Corridor Zone (C-2, TC) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-067	5401 24TH ST Site Plan and Design Review to construct CMU and chain-link fencing along 28th Avenue and 24th Street on a 1.32-acre parcel in the General Commercial Zone (C-2-R-EA-2 & C-2-R-EA-3) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Exempt
	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).	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
Council District - 6 In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR24-098	6001 RIZA AVE A request for Site Plan and Design Review to construct a mixed-use development including 214 dwelling units in the 6.24-acre lot in the Single-Unit Dwelling (R-1A) Zone and Citywide Design Review District.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
	DR24-166	6531 FOLSOM BLVD A request for Site Plan and Design Review for review of 53,100 square foot, six-story, mixed-use development with 52 multi-unit dwellings, one tenant space, and 16 parking spaces within the Residential Mixed-Use (RMX-TO-SPD) zone, the Transit Overlay (TO), and the Folsom Boulevard West Special Planning District (SPD). The request includes a request for deviations to height, setbacks, and open space standards. This request requires director-level review	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Design Director
	DR24-215	4555 55TH ST demo existing 979 sq.ft home, build 1,413 sq.ft manufactured home	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-234	8555 MORRISON CREEK DR Applicant is submitting for SPDR for grading and site improvements for a manufacturing business	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR24-247	5351 47TH AVE 101 INSTALL TWO ELECTRIC VEHICLE GATES	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-048	8581 FOLSOM BLVD 24 Applicant is proposing to expand the existing parking lot at 8581 Folsom Blvd. by adding 45 additional paved parking spaces. Design Guidelines Checklist not required per Karlo Felix.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-064	8117 14TH AVE Request for Site Plan and Design Review to construct a new parking lot and upgrade an existing parking lot on an approx. 2.22-acre parcel in the General Commercial Zone (C-2-SWR) within the Citywide Design Review Area. Previously approved under DR22-237.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-073	8191 ELDER CREEK RD Applicant is proposing to add new exterior lighting in the parking lot of 8191 Elder Creek Rd. Assigned Planner please contact Pete Halimi for revised plans to add perimeter fencing with gates. (came to counter)	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-081	8040 ANDORA WAY Site Plan and Design Review to propose a 2635 square foot addition to existing family home in the R-1 zone in Citywide Design Review on .23 acre. Bruce Monighan requiring SPDR.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-087	5820 WALLACE AVE Installation of Manufactured Home as a Permanent Residence		Staff
	P23-014	6000 DIAS AVE A request to construct a new carwash, oil change facility, and 48-unit residential apartment complex on a 3-acre site consisting of 4 parcels along Stockton Blvd. and Dias Avenue. The request requires a rezone of the most easterly parcel from C-1 to C-2 so that the entire site would be zoned General Commercial (C-2), a Conditional Use Permit to establish an automobile service use in the C-2 zone, and Site Plan and Design Review to construct the new carwash, oil change facility, apartments, and associated site improvements. The proposal requires approval by City Council. A previous file (Z21-006) approved a new carwash and oil change facility on the south portion of the subject site to replace the existing buildings and site. This current proposal moves the carwash and oil change facility toward Dias Avenue and the corner of Stockton Blvd. onto different parcels and proposes apartments at the south portion of the subject site.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	P23-024	Request for a new 2,960 square foot Chick-fil-A on a portion of a 3.77-acre site within the General Commercial (C-2) zone. The proposal includes a dual-lane drive-through service with on-site dining limited to an outdoor patio. This request requires commission-level review of a conditional use permit for a drive-through restaurant and site plan and design review for the new building and site improvements.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	P24-015		Daniel Abbes dabbes@cityofsacramento.org	City Council
		A request to construct 214 affordable multi-unit dwellings and 13,000 square feet of commercial space on a vacant ±6.24-acre site. The request requires a Rezone from R-1A and C-2 to R-3 and C-2, Site Plan and Design Review for construction of the site and buildings, and a Tree Permit for the removal of trees.		
		Note: Concurrent Lot Line Adjustment and Lot Merger applications will change lot configurations and the number of lots from 5 to 4.		
	P24-029		Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct two warehouse buildings totaling ±28,220 square feet and site improvements on a ±7.5-acre vacant site within the Heavy Industrial (M-2S) Zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish a hazardous waste facility (transfer station) and Site Plan and Design Review to construct the two buildings and site improvements.		
	P24-032	8221 21ST AVE	Marcus Adams 916-808-5044 madams@cityofsacramento.org	Planning and Design Commission
		Power Inn Materials requests a conditional use permit to begin wholesale aggregate sales, aggregate recycling, landscape Materials, concrete blocks, and similar building materials supply facility at 8201 21 st Ave and a Site Plan and Design Review to deviate from landscape requirement.		
	Z22-037	3975 67TH ST	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	
		Request to subdivide a 0.33-acre parcel into two lots and Site Plan and Design Review of the map, two single-unit dwellings and detached accessory structures with deviations to minimum lot width within the Single-Unit Dwelling Zone (R-1).		
	Z24-021	6122 DIAS AVE	Daniel Abbes dabbes@cityofsacramento.org	Zoning Administrator
		A request to subdivide a two-lot, 4.43-acre site into six lots within the Single-Unit or Duplex Dwelling (R-1A) zone. The request requires director-level approval of a Tentative Subdivision Map. There is no proposed new construction or demolition with this application.		
	Z24-056	8140 36TH AVE	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to establish a cannabis dispensary (delivery-only), within an existing building of ±4,800 square feet in the Light Industrial (M-1S) zone.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	Z24-083	5801 ALDER AVE Conditional Use Permit to establish cannabis production (cultivation), within four existing 16,000-square-foot buildings, with a proposed addition of 5,402 square feet to connect the two north buildings, for a total of size of 69,402 square feet, on a 3.00-acre parcel in the Heavy Industrial Zone (M-2S). Site Plan & Design Review for the new connecting addition and for minor exterior renovations.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
	Z24-105	8151 FRUITRIDGE RD Zoning Administrator Conditional Use Permit Minor Modification to Z 18-045 to amend Planning condition of approval #14 in the M-2S zone in Citywide Design Review District.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
	Z25-019	8580 MORRISON CREEK DR 101 Changing square footage of CUP to remove all manufacturing area and transfer it to distribution. As it stands, 969 square feet are conditioned to manufacturing and 10,413 square feet are conditioned to distribution (file number Z21-029). Applicant seeks approval to change the current square footage to 0 square feet manufacturing and 11,382 square feet for distribution.		Zoning Administrator
	Z25-022	6301 ELDER CREEK RD A request for a Major Modification to the Conditional Use Permit to construct a new approx. 3,547 square foot sanctuary building that is ancillary to existing religious facility on approximately 1.59 acres in the Single-Unit Dwelling (R-1) zone.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
	Z25-028	8834 ELDER CREEK RD D Conditional Use Permit to establish cannabis production (nonvolatile manufacturing & distribution), within an existing building of ±13,200 square feet in the Light Industrial (M-1 S-R) zone, (with future ±2,668 second floor addition within existing building).	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
	Z25-031	3901 FLORIN PERKINS RD A request for: 1) Tentative Map to subdivide five parcels totaling approximately 160 acres into a 3-parcel subdivision map; and 2) Site Plan and Design Review to review the tentative map layout and the construction of five structures totaling approximately 457,000 square feet within the Light Industrial (M-1S) Zone and Citywide Design Review District.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z25-032	8588 THYS CT	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Zoning Administrator CUP: Minor Modification to add distribution use in the M-2S zone in Citywide Design Review District. The site is developed with Cultivation use under Z18-006 and Z19-101.		
	Z25-034	6250 WAREHOUSE WAY		Staff
		Zoning Administrator CUP Minor MODIFICATION to Z20-092.		
		SCOPE OF WORK		
		· INSTALL NEW SMUD SECONDARY CONDUITS & FEEDERS		
		· INSTALL NEW 277/480V.3Ø.4W.1600-AMP SERVICE		
		· SERVICE TO FEED TEMPORARY TEMPERATURE CONTROLLED CONTAINERS - RENTED PER CUSTOMER REQUESTS - LESS THAN 120SQ/ FT CONTAINERS ARE NOT PERMANENT.		
		· THE CONTAINERS AREA DOES NOT OBSTRUCT VEHICLE OR YARD ACCESS.		
		· INITIALLY TO HAVE A SINGLE 20' 110 SQ. FT. CONTAINER		
		· THE EXISTING BUILDING IS BASED ON AN F OCCUPANCY & THE CONTAINER IS AN "S-2"		
		· THE CONTAINERS WILL BE USED FOR TEMPERATURE CONTROLLED STORAGE OF NON CANNABIS PRODUCTS.		
		· THE TEMPORARY CONTAINERS WILL BE SET ON EXISTING LEVEL CONCRETE PAD AND WILL BE ANCHORED TO THE SLAB AS THESE ARE A TEMPORARY CONTAINER NOT PERMANENT.		
	Z25-036		Daniel Abbes dabbes@cityofsacramento.org	Zoning Administrator
		A Request for 1) a conditional use permit to permit multi-unit dwelling use; and 2) Site Plan and Design Review to construct a 181-dwelling unit structure on a 0.79-acre parcel in the Manufacturing Research, and Development (MRD-SWR) Zone, Solid Waste Restricted (SWR) Overlay Zone.		
Approved				
	DR25-053	8475 JACKSON RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	Approved 05/09/2025	Request for Site Plan and Design Review to install new perimeter fencing and gates on an approx. 8.39-acre parcel in the General Commercial Zone (C-2-SWR-SPD) within the Folsom Blvd East SPD and Citywide Design Review District.		
Waiting				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	DR23-193	8647 FOLSOM BLVD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct two residential buildings and one mixed-use building with a total of 76 dwelling units and approx. 5,250 square feet of commercial space across three parcels approx. 2.57-acres in the General Commercial Zone (C-2-SPD) within the Citywide Design Review Area.		
	DR24-144	8905 ALDER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		
	DR24-195	3316 RAMONA AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the construction of a commercial and industrial mixed-use building and a shell building across several parcels (5.75-acre site) in the Manufacturing, Research, and Development (MRD) and Solid Waste Restricted Overlay (SWR) Zone within the Citywide Industrial Design Review District.		
	DR25-076	8810 ELDER CREEK RD	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct an office building and a warehouse previously approved under DR21-005 (expired) on a 3.74-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area.		
		9,965 sq ft office building and a 6,000 sq ft warehouse		
	Z23-063	7431 38TH AVE	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		Request to subdivide a 0.47 acre parcel into three parcels and Site Plan and Design Review of the map and three single-unit dwellings with a deviation to minim lot width standards for corner lots in the Single-Unit Dwelling (R-1) zone.		
	Z25-004	8130 36TH AVE	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		A request to establish a cannabis delivery use within an existing 5,600 square-foot industrial building on a 0.35-acre parcel in the Light Industrial (M-1S) zone.		
	Z25-030	8110 POWER RIDGE RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to establish cannabis production (cultivation), within 114,781 square feet (suites 300 & 400) of a 235,382 square feet of existing steel warehouse building, in the Heavy Industrial (M-2 S) zone.		
Council District - 7				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7 In Progress				
	DR24-241	2741 MUIR WAY the construction of a single family residence with an attached accessory dwelling unit	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-086	4850 FREEPORT BLVD Site Plan and Design Review to remodel the existing commercial building in the C-2 zone in Citywide Design Review District. Proposed new garden center in existing parking lot. New back stock exterior yard. Currently Raley's is in the process of subletting the two main spaces to potential tenants that includes Chuze Fitness and Ace Hardware. Raley's is proposing to construct a new signage canopy for each of the tenants as well as minor site improvements at the rear of the building for parking and tenant use. Included in the submittal package for review are the proposed exterior elevations delineating the new signage canopies size and proposed materials as well as a site sketch showing the propose site improvements to the rear of the building. The new canopy design is intended to be complimentary to the existing building elements that remain as well as the surrounding commercial built environment. The site plan sketch provided shows the proposed site improvements include restriping of the rear (west) parking area and access to the building at Tenant Space #1 and service access to Tenant Space #2. A truck turning radius is shown, for future ACE Hardware deliveries which will utilize the existing truck dock. A designated yard area for use by ACE is also shown on the site sketch.	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
	DR25-090	805 8TH AVE Demo existing house and construct a new 1307 sf 2 story house with 576 sf attached ADU	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
	DR25-094	8165 WHITE KITE DR Site Plan and Design Review to submit master plan for Meritage at Delta Shores West to establish model home plans for 27 vacant lots in the R-1A-PUD zone in Delta Shores PUD. 5 model plans with each model having 3 different elevations.		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				
	P24-028	2325 10TH AVE	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct 61 housing units on ±4.86 vacant acres within the R-4A-PUD and SC-PUD zones and Curtis Park Village Planned Unit Development (PUD). The request requires Planning and Design Commission approval of the following entitlements: a PUD Schematic Plan Amendment to develop single-unit dwellings in the Multi-Family Housing designation, a Conditional Use Permit to develop single-unit dwellings within the SC Zone, a Tentative Subdivision Map to create 61 residential lots, and Site Plan and Design Review for construction of 61 housing units and associated site improvements.		
	P24-036		Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct and operate an approximately 82,000 square foot storage facility on a 2.5-acre site within the General Commercial (C-2-EA-2) zone and Executive Airport Overlay (EA-2) zone. The request requires Conditional Use Permits to establish Mini Storage and Auto Storage uses, Site Plan and Design Review for construction of the site and facility, and a Tree Permit to remove private protected trees.		
	Z24-097	6534 BENHAM WAY	Daniel Abbes dabbes@cityofsacramento.org	
		A request to subdivide one 1.07-acre vacant lot into two lots within the Single-Unit Dwelling (R-1) Zone. The request requires approval of a Tentative Parcel Map. No construction is proposed with this application.		
Approved				
	DR25-037	2538 SAN FERNANDO WAY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 05/06/2025	Install new deck attached to front of home 90 sf using Trex decking system. Installing 12 squares of siding and 1 entry door		
Council District - 8				
In Progress				
	DR21-183	7543 WAINSCOTT WAY	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Staff
		Request for Site Plan and Design Review for site development and design review of 348 apartment complex comprised of 11 residential buildings and clubhouse with a deviation to minimum front-yard setback, in the Residential Mixed Use (RMX-TO) and Transit Overlay on 11.4-gross-acres and Tree Permit to remove seven public trees.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8 In Progress				
	DR24-154		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 229 single-unit dwellings across 52.2 acres in the Single-Unit Dwelling Zone (R-1-PUD) within the Delta Shores Planned Unit Development (PUD). Map approved under P06-197.		
	DR25-068	7417 29TH ST	Alexys Vancil avancil@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a new addition to an existing building on an approx. 0.18-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-069	1525 BELT WAY	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 1394 square foot second floor addition to a single-unit dwelling on a 0.13-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	P24-022		Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		Request to construct a 54-unit apartment complex in the single-unit dwelling or duplex dwelling (R-1A) zone on approximately 1.63-acres. The requested entitlements include a Rezone from the Single-Unit Dwelling or Duplex Dwelling (R-1A) zone to the Multi-Unit Dwelling (R-3A) zone, and Site Plan and Design Review for the construction of two three story buildings with 54 dwelling units and associated improvements.		
	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.		
	Z24-087		Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		A request to subdivide 24.07-net-acres into 210 lots (MDR-10, 11, and 12) in the single-unit dwelling or duplex dwelling zone (R-1A-PUD) Delta Shores Planned Unit Development. The requested entitlements: Tentative Subdivision Map to subdivide 24.07-net-acres into 210- lots with a tentative map design deviation for a modified street elbow, and Site Plan and Design review of the map in the single-unit dwelling or duplex dwelling zone (R-1A-PUD) Delta Shores Planned Unit Development.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	Z24-104	7850 24TH ST	Sierra Peterson SPeterson@cityofsacramento.org	Zoning Administrator
		Request for 1) Tentative map to subdivide 535 parcels across 58.3-acres; and 2) Site Plan and Design Review to review the tentative map layout and fencing plan.		
Approved				
	DR24-153		Sarah Scott	Staff
	Approved 05/13/2025	Request for Site Plan and Design Review to review the construction of 168 single-unit dwellings across 34.4-acres in the single-unit dwelling (R-1-PUD) zone, Delta Shores Planned Unit Development (PUD), and citywide design review district.		
Waiting				
	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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