

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 8/28/2025

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - In Progress				
	P21-017	0 UNKNOWN	Matthew Aijala 916-808-7176 maijala@cityofsacramento.org	City Council
A request to annex approximately 470 acres of vacant land in North Natomas. The project proposes a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, creation of a Planned Unit Development, a Development Agreement, a Master Parcel Map, and Site Plan Design Review. The project site would be designated for light industrial/warehousing and highway-oriented commercial uses.				
Council District - 1 In Progress				
	DR25-146		Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct 214 single-unit dwellings on approx. 31.18 acres of the Panhandle Villages 6 and 7 (Lower East Village) within the Single-Unit Dwelling or Duplex Dwelling Zone (R-1A-PUD) and Panhandle PUD. Map approved under Z22-054. Final map in review under FPM25-0027.				
	P22-030		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for:				
1) PUD Schematic Plan Amendment to designate ±8.46 acres for residential uses; and				
2) Site Plan and Design Review for the construction of a 200-unit apartment complex totaling 234,323 square feet on 8.46 acres in the Employment Center zone (EC-80-PUD) within the Del Paso Road Planned Unit Development (PUD).				
	P22-046	2631 DEL PASO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
A request for: 1) Rezone ±2.09 from A-OS to C-2-PUD; 2) Development Agreement for a portion of the project encompassing approximately 2.09 acres; 3) Planned Unit Development Amendment to the Town Center PUD development guidelines and schematic plan; 4) for Condominium purposes for 186 airspace units; 5) Site Plan and Design Review for the construction of 93 duplex dwellings (186 units) on ± 11.34 net acres in the General Commercial (C-2-PUD) and Agriculture-Open Space (A-OS) zones within the Town Center PUD.				
Requires City Council approval.				
Parcels 225-0040-106 and 225-0040-107 are to be incorporated into the Town Center PUD. These 2 parcels also require approval of a new Development Agreement.				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	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.		
Approved				
	P22-047	0 N PARK DR	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
	Approved 08/26/2025	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.		
Council District - 2				
In Progress				
	DR22-090	3330 DOUGLAS ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone.		
	DR23-113	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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	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.		
	DR24-248	1912 MARCONI AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a multi-unit dwelling building consisting of 11 apartments on a ±0.36-acre parcel in the General Commercial (C-2) zone within the Citywide Design Review Area.		
	DR25-042	930 BLAINE AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct 8 single-story dwellings and demolish the existing single-unit dwelling on a 0.5-acre parcel utilizing the Missing Middle Housing ordinance in a Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-147	2670 LAND AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Applicant is proposing to expand the parking lot at 2670 Land Ave. by adding 87 parking stalls and 11 truck trailer stalls, for a total disturbed area of 45,272 square feet.		
	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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	P25-011	3560 DEL PASO BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for 1) Conditional Use Permit to establish alcoholic beverage sales, off-premises consumption (Type 21 Beer Wine and Spirits) in an existing 1,600-square-foot convenience store on a 0.22-acre parcel in the Light Commercial (C-1) zone. The current store operates under a deemed approved CUP, with an existing type 20 license. Request requires approval by the Planning and Design Commission.		
	Z22-003		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		A request to divide 12 parcels totaling 3.477 acres in the R-1 Zone into 17 residential lots, ranging from approximately 0.121 acres to 0.446 acres, and an approximately 0.1-acre lot for flood control. As part of the Tentative Map, the applicant is requesting to create a flag lot and one landlocked parcel that would be served by a private easement. No development is proposed at this time. This request requires approval of a Tentative Map to create the 18 lots with a tentative map design deviation and Site Plan and Design Review for the review of the Tentative Map layout with deviations to parcel depth. This request requires a director-level review.		
	Z23-012		Jose Quintanilla 916-808-5879 jquntanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide one parcel measuring 4.82 acres into 32 residential lots; 2) Tentative Map Design Deviation to required public street frontage and street intersection offset design; 3) Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width for corner lots in the Single-Unit Dwelling (R-1) zone; and 4) Tree Permit for the removal of private protected trees. No new construction proposed.		
	Z23-060	1007 VINCI AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide an approximately 1.84 acre parcel, developed with one single-unit dwelling into 9 lots in the Single Unit Dwelling (R-1) Zone; 2) Site Plan and Design Review for the review of the map layout with deviations to lot width, lot depth, and lot size requirements of the R-1 Zone; and 3) Tree Permit for the removal of two private protected trees. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2 In Progress				
	Z23-089	2731 CROSBY WAY 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.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
	Z24-055	440 SANTA ANA AVE A request for: 1) Tentative Subdivision Map to subdivide a vacant 1.5-acre parcel into 6 lots in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for the construction of 6 single-unit dwellings with deviations to exceed lot depth requirements of the R-1 Zone.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	
	Z25-024	2164 ACOMA ST A request for 1) Conditional Use Permit to establish cannabis production (cultivation and distribution), and a cannabis dispensary (delivery-only) in an existing 2,786-square-foot warehouse building on a 0.16-acre parcel in the Light Industrial (M-1-SPD) zone and 2) Site Plan and Design Review for minor exterior improvements to the existing building.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
	Z25-053	2200 DOWNAR WAY A request for: 1) Tentative Subdivision Map to subdivide 1 parcel into 18 parcels, including 17 residential parcels and 1 parcel for a detention basin; and 2) Site Plan and Design Review for review of the map with deviations to minimum required lot depth and front-yard setback requirements; and for the construction of 16 new single-unit dwellings. Existing residential buildings on Lot 1 to remain.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
	Z25-054	5016 ROSE ST A request for: 1) Tentative Parcel Map to subdivide one approximately 1.32 acre parcel, developed with 1 single-unit dwelling into 4 parcels in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling with a lot deviation to exceed the maximum lot depth requirement. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	Z25-056	628 SOUTH AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 5 parcels in the Single-Unit Dwelling (R-1-SPD) Zone and within the Del Paso Nuevo SPD and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		
	Z25-063	4217 WINTERS ST	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		Tentative map application to create 45 new lots. Development of 42 single family homes and 0.73AC of Mix-Use Development on currently vacant land		
Approved				
	DR25-085 Approved 08/21/2025	1313 YOUNGS AVE	Alexys Vancil 000-000-0000 avancil@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a new 2,723 sf single unit dwelling on an approx. 0.27-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-111 Approved 08/22/2025	2305 GROVE AVE	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish a fire-damaged single-unit dwelling and construct a new single-unit dwelling on a 0.16-acre parcel in the Single-Unit Dwelling Zone (R-1) within the North Sacramento Design Review Area.		
Waiting				
	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.		
	DR25-072	2935 RIO LINDA BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Design Director
		Applicant is submitting for SPDR for 6 new dwelling units 6040 sf. requires deviation for substandard rear setback		
	DR25-077	2750 CROSBY WAY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Build 4 dwelling units that are in sets of two conjoining units apart from each other.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
Waiting				
	DR25-099	2041 MARCONI AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		ADDITION: - DEMOLITION OF EXISTING GARAGE AND ADDITION OF APPROX. 378 SF TOTAL TO EXISTING 1,058 SF SINGLE-FAMILY RESIDENCE. LIVING ADDITION TO INCLUDE NEW MASTER BEDROOM AND NEW MASTER BATHROOM. NEW ADU: - NEW 1,200 SQ FT ADU TO BE CONSTRUCTED IN THE REAR PORTION OF THE LOT. NEW ADU TO INCLUDE 2 BEDROOMS AND 2 BATHROOMS		
	DR25-105	901 JOELLIS WAY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct three storage buildings with associated amenities and site improvements on a 3.08-acre parcel in the Light Industrial Zone (M-1) within the Citywide Design Review Area.		
	DR25-109	1440 VINCI AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a truck service building with associated site improvements and truck parking on a 4.7-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area.		
	DR25-152	2453 EMPRESS ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		To build a 1332 sq ft SFR on a vacant lot		
	P25-001	4450 MARYSVILLE BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Planning and Design Commission
		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.		
	Z22-077	0 HELENA AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	
		A request for a 1) Conditional Use Permit to develop a stand-alone parking facility on two vacant parcels of approximately 0.51-acres and 2) Site Plan and Design Review to develop the parking facility and improvements within the Single-Unit Dwelling (R-1) Zone. The proposed site includes a total of 4 parcels, 2 of which are located in the Sacramento County jurisdiction. A 42,122 square foot multi-unit development consisting of 39 dwelling units will be constructed solely on the Sacramento County parcels. The City parcels will not contain any structures and will provide parking to support the multi-unit development. A separate Planning submittal has been submitted to Sacramento County for their review.		
		Requires review at the Director level.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	DR25-061	959 ROBINS NEST PL Missing Middle Housing. Site plan and Design Review to propose New Single Unit Dwelling and 1 MMH unit with 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.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-088	320 CLEVELAND AVE Request for Site Plan and Design Review to construct a new manufactured home on an approx. 0.94-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	P22-042	3625 FONG RANCH RD 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.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
	P24-027	3801 GATEWAY PARK BLVD 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	P24-033	120 PROMENADE CIR	Jose Quintanilla 916-808-5879 jquintanilla@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
		The applicant is requesting to develop a two-story, 45,000 square foot outdoor amusement center sports 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 main structure would feature 80 golf bays split between two climate-controlled levels with customers hitting balls into an approximately 190,000 square foot outfield area located in the eastern portion of the site. This request requires Planning and Design Commission approval of 1) Planned Unit Development amendments to the Gateway Center PUD Schematic Plan and Development Guidelines to designate the site for an Amusement Center, Outdoor use, to amend the permitted uses, environmental standards, and building standards in the Office Building Zone, and to amend signage criteria and regulations; 2) Conditional Use Permit to authorize an Amusement Center, Outdoor use in the OB-PUD zone and Gateway Center PUD; 3) Site Plan and Design Review for construction of the two-story outdoor amusement center venue, driving range, and associated site improvements with deviations to fencing standards; and 4) Tree Permit for the removal of private-protected trees.		
	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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3 In Progress				
	P25-009	3540 DUCKHORN DR	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for a 1) Rezone of 38.3 acres from the Employment Center (EC-50-PUD) zone to the Single Unit or Duplex Dwelling (R-1A-PUD) zone; 2) General Plan Amendment from Office Mixed Use (OMU) and Parks and Recreation (PR) to Neighborhood (N) and Parks and Recreation (PR); 3) PUD Schematic Plan Amendment to amend the Parkview/Riverview Planned Unit Development; 4) Tentative Master Parcel Map to create 6 master parcels; 5) Tentative Subdivision Map to subdivide 10 parcels totaling 38.3 acres into 275 residential lots, a 2.4 acre park site, a 4.1 acre detention basin and a 0.9 acre open space buffer; and 6) Site Plan and Design Review for review of the map layout with deviations to lot depth, and lot size.		
		Request requires City Council approval.		
	P25-010	3600 AIRPORT RD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Development Agreement; 2) Rezone of 2.03 gross acres from the Single-Unit or Duplex (R-1A) Zone; 3) Tentative Subdivision Map to subdivide a 2.03 acre parcel into 32 lots ; 4) Site Plan and Design Review for the construction of 32 single-unit dwellings.		
		Request requires City Council level review.		
	P25-016	1251 CHUCKWAGON DR		Planning and Design Commission
		MMH Site Plan and Design Review for 115 residential units including 6 single family homes, 23 Townhomes, 42 1BR apartments and 44 2BR apartments on 7.63 Acre lot in R-1 zoning within Citywide Site Plan and Design Review area. General Plan Amendment from Public/Quasi-Public to Neighborhood.		
	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.		
	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.		
Waiting				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
Waiting				
	DR25-123	2708 AMERICAN AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to remodel and construct an addition to an existing single-unit dwelling on an approx. 0.2-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	DR25-127	351 HARDING AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a new single-unit dwelling on an approx. 0.94-acre parcel within the Single-Unit or Duplex Dwelling Zone (R-1A) within the Citywide Design Review Area.		
Council District - 4				
In Progress				
	DR22-212	1300 U ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		A request to remove four on-site trees, construct an approximately 1,640 square foot maintenance building and 650 square foot CMU generator enclosure, and reconfigure and improve an existing surface parking lot to establish a secure gated parking area to support the California Highway Patrol offices. It is noted that maintenance activities on-site are limited to minor repairs to radios/sirens/lights, adding wiper fluid, and immediate tire changes due to unforeseen incidents. This request requires Director-level approval of 1) Site Plan and Design Review for construction of an accessory maintenance building, generator enclosure, and minor site and fencing improvements on a 0.59-acre parcel within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD); and 2) Tree Permit for the removal of private-protected trees.		
	DR23-117	3215 L ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for site plan and design review to demolish an existing single-family residence and construct six new units (two triplexes) on an approx. 0.15-acre parcel in the Residential Office Zone (RO-SPD) within the Alhambra Corridor SPD Design Review Area.		
	DR24-139	1801 10TH ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		A request to demo an existing building and remove two City street trees to construct a four-story, mixed-use development with approximately 5,450 square feet of ground floor commercial, 30 multi-unit dwellings, and 25 parking stalls. This request requires Director-Level review of a 1) Site Plan and Design Review entitlement for the demolition of an on-site building and construction of the mixed-use development and associated site improvements in the Residential Mixed-Use (RMU-SPD) zone and Central City Special Planning District (SPD) with deviations to setback standards; and 2) Tree Permit for the removal of city trees.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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
	DR25-078	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
	DR25-113	511 24TH ST Request for Site Plan Design Review to construct a second story addition to an existing Single-Unit Dwelling on an approx. 0.07-acre parcel in the Single-Unit and Duplex Dwelling Zone (R-1B-SPD) within the Central City Special Planning District and Design Review area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-129	1814 I ST Site Plan and Design Review to demolish existing two-story mixed-use building and build a two-story residential multi-unit building consisting of five dwellings on a 0.15-acre parcel in the General Commercial Zone (C-2) within the Central City Special Planning District. General Plan Land Use: Residential Mixed Use Minimum Residential Density Dwelling Units Per Net Acre: 33 Minimum Floor Area Ratio (FAR): 0.3 Maximum Floor Area Ratio (FAR): 8	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-135	1725 26TH ST SITE PLAN AND DESIGN REVIEW MINOR MODIFICATION TO APPROVED DESIGN REVIEW DR25-035 TO REASSIGN TWO ADUS AS A TWO-FAMILY DWELLING FOR A TOTAL OF (4) RESIDENTIAL UNITS IN THE RMX-SPD ZONE IN R STREET CORRIDOR SPD DESIGN REVIEW DISTRICT.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-138	1400 RODEO WAY Site Plan and Design Review to demolish the existing dwelling and construct a new single-unit dwelling on a 0.12 parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	DR25-139	2705 G ST SPDR request to replace front recessed window at 2705 G ST, in (R-1B) zoning within the Alhambra Corridor SPD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-142	Demolition of vacant 2-story commercial building, to build a 6-storey multi-family residential bldg with 80 total units.		Staff
	DR25-150	251 RICHARDS BLVD Site Plan and Design Review to propose perimeter fencing with two (2) vehicle gates along the front property on a 2.1-acre parcel in the Office Business Low-Rise Mixed-Use Zone (OB-SPD) within the River District Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-153	801 35TH ST THE PROJECT RENOVATES THE BUILDING AT 801 35TH STREET, SACRAMENTO (R-3 OCCUPANCY, TYPE V-B). IT INCLUDES DEMOLITION OF INTERIOR FINISHES, REPLACING DOORS, WINDOWS, AND BATHROOM FIXTURES, AND INSTALLING NEW DRYWALL, CABINETRY, LIGHTING, AND FINISHES. ALL WORK COMPLIES WITH CITY OF SACRAMENTO CODES AND CALIFORNIA BUILDING STANDARDS, ENSURING IMPROVED FUNCTIONALITY, SAFETY, ENERGY EFFICIENCY, AND ACCESSIBILITY.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-155	Site Plan and Design Review for parking lot improvements on a 0.65-acre parcel in the General Commercial Zone (C-2-SPD) within the R Street Corridor Special Planning District. Deviation from shading requirements given prior parking lot improvement was in Dec 1983 and substandard condition of the two foot landscape planter removed in early 2025. Shading coverage remains at same 34% as prior to removal of planter.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR25-160	1717 34TH ST Hardscape garde/patio and stand alone pergola		Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	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.		
	P24-007	324 ALHAMBRA BLVD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		A request to demolish three single-unit dwellings and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 302 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 344 parking spaces on a 2.19-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures, new structures, and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the removal of city trees.		
	P25-008	1125 ALHAMBRA BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		Request for a six-story, 211,194 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 council-level review of: a General Plan Amendment to Map LUP-6 to increase maximum FAR from 4.0 to 6.0; 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 height standards and design guidelines; and a Tree Permit for the removal of private protected trees.		
	P25-014	1226 N B ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		Request to establish a new substation on a 10.3-acre site, an underground transmission line to Station G, and two overhead transmission lines to existing overhead transmission lines at Station E. This request requires council-level review of: Transmission Facilities Permit for a substation and transmission lines; and Site Plan and Design Review to demolish existing structures, construct a new substation and associated transmission lines and transmission poles, with a deviation to height standards for transmission poles.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 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.		
	PB25-004	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.		
	PB25-018	809 U ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		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 finaled. Application submittal was approved by Matt Sites as is.		
	PB25-024	2519 VICTORIAN ALY	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Applicant is proposing a MMH development consisting of 2 primary units and 2 ADUs.		
	PB25-025	616 13TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Mayor modification to the existing entitlement, To replace damaged exterior walls segments as per Walls Plan.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-028	1100 K ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Preservation Commission
		RENOVATION OF AN EXISTING MULTI-STORY OFFICE BLDG WITHIN HISTORIC CORE OF DOWNTOWN SACRAMENTO. INTERIOR TENANT IMPROVEMENT WITH AN INCREASE IN EXISTING BLDG HEIGHT WITH THE ADDITION OF AN LEVEL 6 CONFERENCE HALL. PRESERVATION OF EXISTING HISTORIC INTERIOR EXIT STAIRWAY AND EXTERIOR FACADE EXCEPT AT MAIN ENTRANCES AND WINDOW OPENINGS.		
	PB25-029	2504 N ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to propose an addition to an existing residential home in the R-3A-SPD zone to an existing historic landmark structure in Winn Park Historic district. We plan on doing the following: Structural: - Expand existing kitchen by approx 27 sq ft (push out one external side wall) - Add new foundation to support kitchen expansion - Split existing bathroom into two bathrooms - Open Archway leading to kitchen - Push existing kitchen door leading to laundry room back about 2 feet Non-Structural: - Update some rough plumbing (some has already been done) - Update electrical - Add AC Unit and new duct work (current in AC window units) - Paint inside/outside - New flooring (we may be able to save and refinish existing flooring-TBD) - New tile/countertops - New cabinets in Kitchen - Install new roof with composite material - Landscaping		
	PB25-030	1220 F ST		Staff
		Site Plan and Design Review to propose remodeling of an existing masonry warehouse into dwelling units in the R-3A-SPD zone on a site with a historic landmark structure in Old Washington School Historic District. Requesting Preservation incentives-Adaptive reuse density. Proposal will include (6) new residential dwelling units on two levels. First level includes bike storage, two residential units and waste disposal room. Second level includes four residential units. (2) Units on the front building approved under PB24-034. Sean said to take it in and Preservation will determine if they are meeting the incentive-adaptive reuse density. Sean said do not route to anyone at this time. Current Application is fine.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	PB25-032	621 14TH ST		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.		
	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.		
	Z25-009	2412 H ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre site within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Boulevard Park historic district. The existing buildings will be retained, and no new construction is proposed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map.		
	Z25-020	2030 23RD ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	
		Request to expand the Ivy Ridge Assisted Living facility on a 0.44-acre site within the Single-Unit Dwelling (R-1-SPD) zone, the Central City Special Planning District (SPD), and the Poverty Ridge historic district. This request requires director-level review of a Major Modification to a Deemed Conditional Use Permit for a residential care facility and Site Plan and Design Review for alterations to landmark and contributing property to a historic district.		
	Z25-039	1373 48TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.19-acre site into two lots within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Tentative Map to split the property and Site Plan and Design Review of the tentative map with a deviation to lot size standards.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4 In Progress				
	Z25-042	11 7TH ST Request for the development of 12,000-seat stadium with associated site improvements within the Central Business District (C-3-SPD) zone and the Railyards Special Planning District (SPD). Applicant has identified that information regarding a future Phase II expansion has been included in the submittal package for references purposes, but only a review of the 12,000-seat stadium is being requested at this time. This request requires director-level review of the following entitlement: 1) Conditional Use Permit modification to review changes to the approved sports complex use under P15-040; 2) Site Plan and Design Review for the development of a major sports complex and associated site improvements; and 3) Tree Permit for removal of private-protected trees.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-047	2812 J ST The applicant is requesting to establish a temporary parking lot with 69 compact parking stalls on a 0.59-acres site 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 (CUP) for a stand-alone surface parking lot; and Site Plan and Design Review (SPDR) of the surface parking lot with deviations to perimeter landscaping standards, parking lot tree shading standards, and off-street vehicle parking space standards for compact spaces.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-048	216 15TH ST A request to establish a food truck court within an existing 8,200 square foot courtyard with five to six mobile food vending vehicles within the Light Industrial (M-1-SPD) zone and the Central City Special Planning District (SPD). Hours of operation are proposed to be Wednesday to Sunday , between 9:00 am to 10:00 pm. This request requires director-level review of a Conditional Use Permit to authorize an outdoor market.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
	Z25-049	1236 C ST Request to modify current Conditional Use Permit (P11-058, Z17-238, Z17-121) for retail cannabis dispensary located at 1236 C Street to allow a building permit to remodel dispensary interior layout.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
	Z25-050	2718 G ST Request to split the 1.18-acre historic Marshall School site into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property into three lots and Site Plan and Design Review of the tentative map layout.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z25-058	1402 51ST ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
		Request to split a lot and construct a single-unit dwelling with detached garage on a 0.30-acre site within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map, new structures, and associated site improvements with a deviation for lot width.		
	Z25-064	2711 V ST		
		Applicant is applying to split an existing parcel at 2711 V St. into 3. Requires deviations for lot width, depth, and size.		
Approved				
	DR25-140 Approved 08/20/2025	1641 BERKELEY WAY	Alexys Vancil 000-000-0000 avancil@cityofsacramento.org	Staff
		Site Plan and Design Review to propose a second story addition, ground floor remodel and small ground floor addition to an existing residential home in the R-1 zone in Citywide Design Review District.		
	Z25-033 Approved 08/21/2025	1422 28TH ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		The applicant is requesting to sell tobacco products at a proposed convenience store located within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). The approximately 800 square foot store proposes to sell a range of everyday food, drink, and household items as well as a variety of tobacco products and tobacco paraphernalia. This request requires director-level review of a Conditional Use Permit (CUP) to allow tobacco retailing.		
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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	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
	DR25-120	1315 46TH ST Request for Site Plan and Design Review to construct an addition to an existing single-unit dwelling on an approx. 0.19-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-125	1141 49TH ST Site Plan and Design Review to construct an addition and remodel to an existing residence on a 0.1-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR25-141	656 SAN MIGUEL WAY Site Plan and Design Review to demolish an existing single-unit dwelling and detached garage, and construction of new single unit dwelling on a 0.11-acre parcel in the Single-Unit Dwelling Zone within the Citywide Design Review District.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	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

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	PB20-042	2023 T ST		Staff
		A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft 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.		
	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				
	DR24-010	2411 ALHAMBRA BLVD	Whitney Johnson	Staff
		916-808-8947 wjohnson@cityofsacramento.org 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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5 In Progress				
	DR24-093	3200 STOCKTON BLVD 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.	Michael Crampton MCrampton@cityofsacramento.org	Design Director
	DR25-112	3662 40TH ST Construct New Duplex, Unit -1 Living Space 948 SqFt. w/ 1-car, 227 SqFt. carport, unit-2 962 SqFt, living space with 2-car 410 Sqft. attached garage.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-118	6400 FREEPORT BLVD Site Plan and Design Review to replace an existing 6' high steel fence with an 8' high steel fence on a 0.68 acre parcel in the C-2-EA-4 Zone within the Citywide Design Review District. Take this in as a minor to confirm interface with the block wall, Matt Sites.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-119	3010 40TH ST Applicant is proposing a new 974 sf SFR with two attached 648 sf ADUs at 3010 40th St.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-156	3206 BROADWAY Applicant is submitting for a new 33 unit apartment project on a vacant parcel. 4 of the units are also proposed to be affordable so that the project is eligible for a density bonus to have less than the required open space.		Staff
	DR25-159	5889 28TH ST Construct new 2 story single family home.		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

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	P25-013	3815 FLORIN RD	Daniel Abbes Dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct and operate a carwash on a ± 1.15-acre portion of a ±14.2-acre parcel within the General Commercial (C-2) zone. The request requires Planning and Design Commission approval of a Conditional Use Permit to establish an auto service use within the C-2 zone and Site Plan and Design Review for the proposed building and site improvements.		
	PB24-015	3500 BROADWAY	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		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.		
	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. The is no change to the existing fueling station or canopy. The request requires approval of a Conditional Use Permit Major Modification and Site Plan and Design Review entitlements.		
	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.		
Approved				
	DR25-057	3817 35TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	Approved 08/20/2025	(N) 2 STRUCTURES 4 UNITS MMH		
Waiting				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
Waiting				
	DR25-038	5140 FRANKLIN BLVD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		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		
	DR25-074	2400 FRUITRIDGE RD	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to remodel an existing gas station and construct a carwash addition on an approx. 0.57-acre parcel in the General Commercial Zone, Executive Airport Overlay Zone (C-2-EA-2) within the Citywide Design Review Area.		
	DR25-144	2561 19TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		MMH_build proposed single family home, 1,398 sq ft		
	P24-031	5065 24TH ST	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (storefront with delivery), within ±2,382 square feet of an existing ±4,402-square-foot retail building, on approximately 0.51 acres in the Light Industrial zone (M-1-EA-3), and within the Executive Airport Overlay. (Three existing buildings on the property totaling ±7,156 square feet).		
Council District - 6				
In Progress				
	DR24-098	6001 RIZA AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request for Site Plan and Design Review to construct a mixed-use development including 214 dwelling units in the 6.24-acre lot in the Single-Unit Dwelling (R-1A) Zone and Citywide Design Review District.		
	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 on a 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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 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)	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-081	8040 ANDORA WAY Site Plan and Design Review to construct a 2,635 square foot addition to existing single-unit dwelling family home in the R-1 zone in Citywide Design Review on a 0.23-acre parcel. Bruce Monighan requiring SPDR.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-087	5820 WALLACE AVE Site Plan and Design Review to install a new manufactured single-unit dwelling on a vacant 0.23-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Rod Lawlor 916-808-7829 rlawlor@cityofsacramento.org	Staff
	DR25-143	6810 STOCKTON BLVD Request for Site Plan and Design Review to demolish an existing commercial building and construct a new commercial building on an approx. 12.79-acre parcel in the General Commercial Zone (C-2-R-SPD) within the Broadway/Stockton Special Planning District and Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR25-149	5501 VALLETTA WAY Site Plan and Design Review for Addition in three areas of the home of a total 744 sqft in R-1 zoning in the Citywide Design Review Area.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	DR25-151	2636 LATHAM DR Site Plan and Design Review to demolish three existing single-story buildings and construct a two-story building with classrooms, office and performance space on a 10.89-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	DR25-154	3201 FLORIN PERKINS RD		Staff
		SITE PLAN & DESIGN REVIEW: THE SCOPE OF WORK INCLUDES REMODELING AN EXISTING 3-STORY (44,812 SF) OFFICE BUILDING LOCATED AT 3201 FLORIN PERKINS RD., SACRAMENTO, CA. FOR A NEW 4-STORY (57,287 SF) MULTIFAMILY APARTMENT BUILDING (INCLUDING THE ADDITION OF A 4TH LEVEL). WORK SHALL INCLUDE: ACCESSIBILITY UPGRADES, NEW WALLS, STORAGE AREAS, RESIDENTIAL AND COMMON SPACES, TRASH ENCLOSURE, ELEVATORS, RELATED DATA & FIRE, SECURITY, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE IMPROVEMENTS (INCLUDING LANDSCAPING).		
	P23-014	6000 DIAS AVE	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		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.		
	P23-024		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		Request for a new 2,960 square foot Chick-fil-A on a portion of a 3.77-acre site within the General Commercial (C-2) zone. The proposal includes a dual-lane drive-through service with on-site dining limited to an outdoor patio. This request requires commission-level review of a conditional use permit for a drive-through restaurant and site plan and design review for the new building and site improvements.		
	P24-015		Daniel Abbes dabbes@cityofsacramento.org	City Council
		A request to construct 214 affordable multi-unit dwellings and 13,000 square feet of commercial space on a vacant ±6.24-acre site. The request requires a Rezone from R-1A and C-2 to R-3 and C-2, Site Plan and Design Review for construction of the site and buildings, and a Tree Permit for the removal of trees.		
		Note: Concurrent Lot Line Adjustment and Lot Merger applications will change lot configurations and the number of lots from 5 to 4.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	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.		
	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.		
	Z25-019	8580 MORRISON CREEK DR 101		Zoning Administrator
		Changing square footage of CUP to remove all manufacturing area and transfer it to distribution.		
		As it stands, 969 square feet are conditioned to manufacturing and 10,413 square feet are conditioned to distribution (file number Z21-029). Applicant seeks approval to change the current square footage to 0 square feet manufacturing and 11,382 square feet for distribution.		
	Z25-022	6301 ELDER CREEK RD	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		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.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6 In Progress				
	Z25-030	8110 POWER RIDGE RD Tentative Map to subdivide 10.15 acres for commercial condominium purposes (4 units), in the Heavy Industrial Zone (M-2S). Site Plan and Design Review of the Tentative Map. Conditional Use Permit for Cannabis Production (cultivation), in 114,781 square feet (suites 300 & 400) of an existing ±235,382-square-foot steel warehouse building. (No new construction proposed).	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
	Z25-036	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.	Daniel Abbes dabbes@cityofsacramento.org	Zoning Administrator
	Z25-041	6650 ASHER LN Conditional Use Permit Modification of previously approved cannabis production file Z22-069 (time extension and modification of Z17-187 for cultivation distribution and non-volatile manufacturing). Requesting modification so the permit application (COM-2411786) can be approved with the proposed site modifications that has occurred during the permit review process. No changes to the previously approved proposed building.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
	Z25-057	8671 ELDER CREEK RD Zoning Administrator Condition Use permit to propose a minor recycling facility in the M-2S zone. 3 Trips per day not to exceed 15 tons per day. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS AND TRANSPORTATION AS REQUIRED FOR A NEW TIRE SHREDDER AND BALER TO BE USED ON SITE LOCATED AT 8671 ELDER CREEK ROAD, UNIT 500 SACRAMENTO CA 99828. WORK INCLUDES NEW ELECTRICAL WORK TO POWER THE EQUIPMENT, MECHANICAL, AND REINFORCEMENT AS WELL ANCHORAGE OF THE EQUIPMENT AS NEEDED.	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z25-059	0 8TH AVE Tentative Condominium Map to create two airspace parcels within a residential building on a 0.08-acre lot within the Single-Unit Dwelling (R-1) zone. The currently vacant lot has a separate SB9 approval to construct a residential building (file # IR25-014). There are no proposed physical changes to the site with this application.		Zoning Administrator
	Z25-060	6329 ELVAS AVE Request to establish a temporary parking lot on a 0.76-acres site within the General Commercial (C-2-TO) zone and Transit Overlay (TO) zone. This request requires director-level review of a Conditional Use Permit (CUP) for a stand-alone surface parking lot with a waiver of paving and tree shading standards; and Site Plan and Design Review (SPDR) of the surface parking lot with deviations to perimeter landscaping standards.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
	Z25-061	8535 ELDER CREEK RD 200 Replacing Cannabis Neighborhood Agreement with Good Neighborhood Agreement.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
Approved				
	DR25-117 Approved 08/20/2025	3303 62ND ST Site Plan and Design Review to construct an addition to a single-unit dwelling on approx. 0.09-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	Alexys Vancil 000-000-0000 avancil@cityofsacramento.org	Staff
Waiting				
	DR23-193	8647 FOLSOM BLVD Site Plan and Design Review to construct two residential buildings and one mixed-use building with a total of 76 dwelling units and approx. 5,250 square feet of commercial space across three parcels approx. 2.57-acres in the General Commercial Zone (C-2-SPD) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR24-144	8905 ALDER AVE Site Plan and Design Review to establish a contractor storage yard in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
	DR24-247	5351 47TH AVE 101 INSTALL TWO ELECTRIC VEHICLE GATES	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	DR25-064	8117 14TH AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a new parking lot and upgrade an existing parking lot on an approx. 2.22-acre parcel in the General Commercial Zone (C-2-SWR) within the Citywide Design Review Area. Previously approved under DR22-237.		
	DR25-106	4917 T ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct an addition to an existing single-unit dwelling on an approx. 0.17-acre parcel within the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Deviation required for bulk control.		
	DR25-145	5705 66TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for a MMH proposal to construct three (3) single-unit dwellings on a vacant 1.01-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	Z23-063	7431 38TH AVE	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		Request for Tentative Map to subdivide a 0.47-acre parcel into three parcels with a deviation to minimum lot width standards; and Site Plan and Design Review of the tentative map layout and the review of the construction of two single-unit dwellings and one duplex.		
	Z24-105	8151 FRUITRIDGE RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		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.		
Council District - 7				
In Progress				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7 In Progress				
	DR25-086	4850 FREEPORT BLVD Site Plan and Design Review to remodel the existing commercial building in the C-2 zone in Citywide Design Review District. Proposed new garden center in existing parking lot. New back stock exterior yard. Currently Raley's is in the process of subletting the two main spaces to potential tenants that includes Chuze Fitness and Ace Hardware. Raley's is proposing to construct a new signage canopy for each of the tenants as well as minor site improvements at the rear of the building for parking and tenant use. Included in the submittal package for review are the proposed exterior elevations delineating the new signage canopies size and proposed materials as well as a site sketch showing the propose site improvements to the rear of the building. The new canopy design is intended to be complimentary to the existing building elements that remain as well as the surrounding commercial built environment. The site plan sketch provided shows the proposed site improvements include restriping of the rear (west) parking area and access to the building at Tenant Space #1 and service access to Tenant Space #2. A truck turning radius is shown, for future ACE Hardware deliveries which will utilize the existing truck dock. A designated yard area for use by ACE is also shown on the site sketch.	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
	DR25-090	805 8TH AVE Request for 1) Site Plan and Design Review to demolish the existing single-unit dwelling and construct a new single-unit dwelling and attached accessory dwelling unit (ADU) on a 0.11 acre parcel within the Single-Unit Dwelling (R-1) Zone.	Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
	DR25-122	812 SPAR CT Remodel and addition of existing residence. Removing exterior walls for expansion of the right side and front of the home, totaling 792 sf addition.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-126	1001 PIEDMONT DR Site Plan and Design Review to propose a residential remodel and addition to a residential home in the R-1 zone in Citywide Design Review District on .22 acre. With revised plans let's take this project in at staff level, Matt.	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
	DR25-128	22 LAKE VISTA CT RESIDENTIAL ADDITION of 430 SQFT TO FRONT OF EXISTING SINGLE FAMILY HOME AT 22 LAKE VISTA CT. Deviation for front yard setback	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7 In Progress				
	DR25-137	4163 LUCAS CT Request for Site Plan and Design Review for a lot line adjustment with a deviation to exceed maximum lot depth in the Duplex Dwelling Zone (R-2) within the Citywide Design Review Area.	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Design Director
	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
	P24-028	2325 10TH AVE 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.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	P24-036	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.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	P25-007	5700 S LAND PARK DR A request to construct an 80-foot-tall monopine telecommunications facility and equipment enclosure on a portion of a 2-acre church site within the Single-Unit Dwelling (R-1-EA-4) Zone. The request requires a Conditional Use Permit and Site Plan and Design Review with a deviation to height development standards. A similar request was approved (and now expired) in 2021 under file number P21-004.	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
	PB25-031	1518 BROADWAY Remove and relocate existing historic sign and replace with replica. one (1) building-mounted illuminated sign		Staff

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	Z25-065	6875 CLAIBORNE WAY		
		TM to split existing parcel in the R-1 zone into 2 parcels. Parcel 1 5229 sf, Parcel 2 3468 sf.		
Approved				
	DR25-115	1500 CARAMAY WAY	Sarah Scott	Staff
	Approved 08/21/2025	Site Plan and Design Review to replace first-floor windows on existing duplex dwelling on an approx. 0.14-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	916-808-2688 sscott@cityofsacramento.org	
Council District - 8				
In Progress				
	DR25-069	1525 BELT WAY	Rod Lawlor	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.	916-808-7829 rlawlor@cityofsacramento.org	
	DR25-130	3629 FALLIS CIR	Whitney Johnson	Staff
		Addition of bedroom, expanding master room, adding bathroom to master room, adding sun room, garage conversion to bedroom	916-808-8947 wjohnson@cityofsacramento.org	
	DR25-134	6440 HEATHERMOOR WAY	Armando Lopez	Design Director
		Site Plan and Design Review to approve an illegal residential addition within the rear setback and an attached patio cover within the interior side setback on a 0.16-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area.	916-808-8239 ALopezJr@cityofsacramento.org	
	DR25-157	6680 VALLEY HI DR		Staff
		SPDR for fire damage repair to commercial building in C-2 zoning within the Citywide Site Plan and Design Review area on 0.55 acre lot.		
	DR25-158	7518 HENRIETTA DR		Staff
		Applicant is proposing a 705 sf addition to an existing SFR at 7518 Henrietta Dr. Additional changes include a new bay window and entryway cover in the front of the building.		

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
In Progress				
	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.				
	Z24-104	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.				
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.				

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

(File #) indicates file is in Appeal Period