

PENDING PROJECT LIST

Posting Date: 6/5/2026

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - In Progress				
	P21-017	0 UNKNOWN	Matthew Aijala 916-808-7176 maijala@cityofsacramento.org	City Council
A request to annex approximately 470 acres of vacant land in North Natomas. The project proposes a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, creation of a Planned Unit Development, a Development Agreement, a Master Parcel Map, and Site Plan Design Review. The project site would be designated for light industrial/warehousing and highway-oriented commercial uses.				
<hr/>				
Council District - 1 In Progress				
	DR26-078	5421 E LEVEE RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Design Director
Request for Site Plan and Design review to install a prefabricated accessory structure on an approx. 4.16-acre parcel in the A zone within the Citywide design review area. Deviation for exceeding maximum wall height,				
	DR26-088	4100 NORTHGATE BLVD	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
Site Plan and Design Review to develop part of an existing unfinished commercial space into a mini-storage facility, and convert some existing parking areas to RV storage parking, on two parcels totaling 17.41 acres within the Light Industrial Zone (M-1S-PUD), Northgate Industrial Park PUD, and Citywide Design Review Area.				
	P22-030		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for:				
1) PUD Schematic Plan Amendment to designate ±8.46 acres for residential uses; and				
2) Site Plan and Design Review for the construction of a 200-unit apartment complex totaling 234,323 square feet on 8.46 acres in the Employment Center zone (EC-80-PUD) within the Del Paso Road Planned Unit Development (PUD).				

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

(File #) indicates file is in Appeal Period

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	P22-046	2631 DEL PASO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
		A request for: 1) Rezone ±2.09 from A-OS to C-2-PUD; 2) Development Agreement for a portion of the project encompassing approximately 2.09 acres; 3) Planned Unit Development Amendment to the Town Center PUD development guidelines and schematic plan; 4) for Condominium purposes for 186 airspace units; 5) Site Plan and Design Review for the construction of 93 duplex dwellings (186 units) on ± 11.34 net acres in the General Commercial (C-2-PUD) and Agriculture-Open Space (A-OS) zones within the Town Center PUD.		
		Requires City Council approval. Parcels 225-0040-106 and 225-0040-107 are to be incorporated into the Town Center PUD. These 2 parcels also require approval of a new Development Agreement.		
	P24-008	2380 DEL PASO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Request for 1) Rezone from EC-40-PUD to SC-PUD; 2) Planned Unit Development amendment; 3) PUD Schematic Plan amendment; 4) Tentative Map; and 5) Site Plan and Design Review for the construction of 229,400 square feet of residential and commercial development including the construction of 140 multi-unit dwellings on a 18.5 acre parcel in the EC-40 (Employment Center) zone and Del Paso Road PUD.		
	P25-015	2290 DEL PASO RD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for a 1) Rezone of 5.8 acres from the Employment Center (EC-50-PUD) zone to the General Commercial (C-2-PUD) zone; 2) PUD Schematic Plan Amendment to amend the Natomas Crossing Planned Unit Development; 3) Tentative Subdivision Map to subdivide 3 parcels of approximately 8.12 acres into 7 parcels; and 4) Site Plan and Design Review for the construction of two 6,300 square foot retail buildings, one 9,000 square foot office building, and associated site improvements.		

(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				
	P25-030	4451 EL CENTRO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for: 1) Planned Unit Development Amendments to the Point West Plaza PUD Guidelines to establish regulations for residential developments and Schematic Plan to designate the residential portion of the site for residential uses; 2) Tentative Subdivision Map to subdivide the 44.9 gross acre project site into a total of 251 lots including 7 commercial lots, 215 residential lots, and 29 common lots; 3) Conditional Use Permits to authorize 3 drive-through restaurants; a 6-pump (12 fuel positions) gas station with carwash; and Single-Unit Dwellings in the Shopping Center (SC) zone; and 4) Site Plan and Design Review of the tentative map layout and construction of the 215 detached residential units and 186,250 square feet of total commercial development (13 buildings) and associated site improvements.				
	P26-006	0 W ELKHORN	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
A request for 1) Conditional Use Permit to establish a gas station with five fuel islands (10 nozzles); 2) Conditional Use Permit to establish alcoholic beverage sales for off-site consumption, Beer, Wine, and Distilled Spirits (ABC Type 21 License); 3) Conditional Use Permit to establish tobacco retailing; 4) Conditional Use Permit to establish two drive-through restaurants; 5) Tentative Subdivision Map to subdivide 7.8-acres into 7 commercial lots; and 6) Site Plan and Design Review for the review of the tentative subdivision map and the construction of a gas station and car wash with a 4,229 square foot convenience store, a 2,350 square foot drive-through restaurant, a 10,356 square foot drive through restaurant/retail building, a 9,750 square foot retail building, a 10,125 square foot retail building and associated site improvements on approximately 7.8-acres in the Shopping Center (SC-PUD) zone within the Greenbriar Planned Unit Development (PUD).				
	Z25-108	741 CLAIRE AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
A request for: 1) Tentative Parcel Map to subdivide one approximately 0.48 acre parcel, developed with 2 detached single-unit dwellings into 4 parcels in the Limited Commercial (C-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwellings. The existing dwellings will be retained, and no new construction is proposed. Requires Director level review.				

(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				
	Z26-016	5241 RIO LINDA BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
		A request for 1) Tentative Subdivision Map to subdivide 31 vacant parcels of approximately 5.68 acres into 65 residential lots, 1 common lot, and 1 commercial lot 2) Site Plan and Design Review of the Tentative Subdivision Map layout, and the construction of 65 single-unit dwellings, a 4,061 square foot residential community building and amenities, a 4,297 square foot health clinic on its own parcel, and associated site improvements in the Single-Unit Dwelling (R-1) zone, Limited Commercial (C-1) zone and General Commercial (C-2) zone; and 3) Density Bonus.		
		Request requires Director level approval.		
	Z26-027	3608 SHORE VISTA WAY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		Request for 1) A Tentative Map to subdivide an approx. 6.37-acre parcel into 2 lots within the Single-Unit, Duplex Dwelling, and Multi-Unit Dwellings Zones (R-1A, R-2B, R-3A-PUD) within the Greenbriar Planned Unit Development; and 2) Site Plan and Design Review of the construction of the 63-unit condominium and a community building. This application requires Director level review.		
	Z26-029		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		Request for 1) A Tentative Map for an approx. 3.95-acre parcel into 1 lot within the Multi-Unit Dwellings Zone (R-3A-PUD) within the Greenbriar Planned Unit Development; and 2) Site Plan and Design Review of the construction of the 48-unit condominium site. This application requires Director level review.		
	Z26-040	5240 RIO LINDA BLVD		Zoning Administrator
		Extension of Time		
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 - 1				
Waiting				
	DR26-087	4201 E COMMERCE WAY	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Project consists of the construction of 763 parking stalls in an area on the southwesterly side of the existing Centene buildings in the (C-1,EC-50,SC)PUD zone in Citywide Design Review District. Natomas Crossing #3 PUD.		
		To offset the construction of these 763 new parking stalls, 763 existing parking stalls, that are located entirely in the future Parcel C area, will be decommissioned such that there will be no net change in Centene parking stalls on the property. The construction of 763 new parking stalls will allow Parcel C to be marketed for possible future development without impacting the contractual obligations to Centene to provide a certain number of parking stalls. The proposed project will provide surface parking with trees and planting consistent with the remainder of the site. The project will also relocate the existing fencing and gates to maintain emergency vehicle circulation and secure access to the Centene facilities. A Tentative Parcel Map was approved on April 2, 2026 and a parcel map waiver process is underway to subdivide the parcel into 3 parcels.		
Council District - 2				
In Progress				
	DR22-090	3330 DOUGLAS ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone.		
	DR25-204	3008 RIO LINDA BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 16 multi-unit dwellings on an existing 0.76-acre vacant lot in the Multi-Unit Dwelling Zone (R-2B-R) within the Citywide Design Review Area.		
	DR25-206	3030 RIO LINDA BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 11 multi-unit dwellings on two existing vacant parcels totaling 0.54-acres in the Multi-Unit Dwelling Zone (R-2B-R) within the Citywide Design Review Area.		
	DR26-008		Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the non-permitted construction of two dry storage hangar buildings on a 2.5-acre parcel in the Light Industrial (M-1(S)) zone within the Citywide Design Review Area.		
	DR26-053	649 MAIN AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for site plan and design review for new two story single family residence vacant 0.24 acre lot in the R-1 zone and citywide SPDR area.		

(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				
	DR26-079	1113 DEL PASO BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
		A request for 1) Site Plan and Design Review to convert an existing 16,525 square foot warehouse building into a live music venue, including minor exterior façade changes and temporary bus parking on two parcels of approximately 0.69 acres in the General Commercial (C-2-SPD) zone, within the Del Paso/Arden Way Special Planning District.		
	DR26-101	2734 BRANCH ST	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		MMH - Request for Site Plan and Design Review to propose (2) new single-family homes with attached ADU's in the Single-Unit or Duplex Dwelling (R-1A) zone in the Citywide Design Review on .21 acre. These residential homes will be detached.		
	DR26-106	1222 MAIN AVE		Staff
		Site Plan and Design Review is required to request (1) 968 square foot addition and (2) remodeling of existing residence in the light industrial (M-1S) zone in Citywide Design Review District. 17.232.040 Nonconforming residential use. A nonconforming residential use may continue in use, may be enlarged to occupy a greater portion of the building or lot on which it is located.		
	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				
	P25-024	2685 RIO LINDA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for a Conditional Use Permit for the sale of alcohol for off-site consumption (Type 21 - Spirits, Wine, Beer). This site has an active Type 20 alcohol license (Beer, Wine).				
	P25-029	1957 RAILROAD DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning Director
A request for a CUP minor modification to increase the previously approved distribution and manufacturing area and remove a previously approved cannabis manufacturing area within a 20,983 square foot cannabis production suite (Suite 130). Previous approvals: Z18-062, Z19-140, Z20-055, Z22-023.				
	P26-001	4200 NORWOOD AVE		Planning and Design Commission
A request for:1) Conditional Use Permit to allow for the sale of beer, wine, and spirits (Type 21 ABC License) for off-site consumption within an existing gas station convenience store in the General Commercial (C-2-R) zone. Requires Planning and Design Commission approval.				
	P26-002	2150 HARVARD ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
Request for: 1) Conditional Use Permit to establish a Transit Vehicle-service, repair, storage use and 2) Site Plan and Design Review for 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements on a 5.44 acre parcel developed with an existing office building in the Office Building (OB) Zone.				
Requires approval by the Planning and Design Commission				
	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.				

(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				
	Z23-012		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide one parcel measuring 4.82 acres into 32 residential lots; 2) Tentative Map Design Deviation to required public street frontage and street intersection offset design; 3) Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width for corner lots in the Single-Unit Dwelling (R-1) zone; and 4) Tree Permit for the removal of private protected trees. No new construction proposed.		
	Z25-053	2200 DOWNAR WAY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide 1 parcel into 19 parcels, including 18 residential parcels and 1 parcel for a private road; and 2) Site Plan and Design Review for review of the map; and for the construction of 17 new single-unit dwellings. Existing residential buildings on Lot 1 to remain. Plans include 15 plans with Accessory Dwelling Units.		
	Z25-054	5016 ROSE ST	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Parcel Map to subdivide one approximately 1.32 acre parcel, developed with 1 single-unit dwelling into 4 parcels in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling with a lot deviation to exceed the maximum lot depth requirement. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		
	Z25-056	628 SOUTH AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to subdivide one approximately 1.02 acre parcel, developed with 1 single-unit dwelling into 5 parcels in the Single-Unit Dwelling (R-1-SPD) Zone and within the Del Paso Nuevo SPD and 2) Site Plan and Design Review for review of the tentative map layout and applicable development standards for the existing single-unit dwelling. The existing dwelling will be retained, and no new construction is proposed. Requires Director level review.		

(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				
	Z25-063	4217 WINTERS ST	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		1) Conditional Use Permit (CUP) for commercial uses exceeding 50% of building square footage in the Residential Mixed Use (RMX) zone; 2) Tentative Subdivision Map to subdivide a vacant 3.27 net acre parcel into 45 new lots, including 42 lots for single-unit attached residential development, one lot for mixed-use commercial and residential development, one lot for a private alley, and one lot for a detention basin; 3) Tentative Map Design Deviation to required public street frontage; 4) Site Plan and Design Review for the construction of a 42-unit residential subdivision consisting of 5 five-plex buildings (10,863 gross square feet each), 4 four-plex buildings (8,670 gross square feet each), and 1 detached dwelling (2,270 gross square feet); and a 15,740-square-foot mixed-use commercial and residential development consisting of three buildings including 8,132 square feet of commercial space, and 8dwelling units totaling 7,338 square feet with deviations to exceed the maximum allowed front-yard and street side-yard setback and to reduce the minimum required rear-yard setback in the Residential Mixed Use zone and McClellan Heights and Parker Homes Special Planning District (RMX-SPD); and 5) Tree Permit for the removal of 2 private protected trees.		
	Z26-019	312 SOUTH AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for 1) Tentative Subdivision Map to subdivide 5 vacant parcels of approximately 7 acres into 57 parcels in the Single-Unit or Duplex Dwelling (R-1A) Zone; and 2) Site Plan and Design Review of the Tentative Subdivision Map layout. No new construction is proposed. Requires Director level review.		
	Z26-021	901 MAIN AVE		Staff
		Request for Existing Tentative Map time extension. Orginal TM approved under P20-040		
	Z26-025	1129 CLAIRE AVE		Staff
		Request for 1) Conditional Use Permit for the operation of a 15-bed residential care facility; 2) Tentative Parcel Map to subdivide one parcel into three lots; 3) Site Plan and Design Review for the construction of the residential care facility, a market garden, and a Missing Middle Housing development consisting of 15 dwelling units (9 primary units & 6 ADUs); and 4) Tree Permit for the removal of private protected trees.		
	Z26-034	4233 MAY ST	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Zoning Administrator
		The subdivision of an existing parcel measuring 154 feet wide by 132 feet deep, containing a total area of 17,248 square feet, into three equal parcels. Each new parcel will measure approximately 51.33 feet in width by 132 feet in depth, with an area of approximately 6,776 square feet, intended for the future design and construction of new single-family homes		

(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				
	Z26-036	3200 RIO LINDA BLVD		Staff
		<p>Requesting a Conditional Use Permit to establish a Tobacco Retailer use at the permitted gas station convenience store.</p> <p>SEE PROJECT # P22-021 Planning & Design Commission approved entitlement for Convenience store/gas station on 3/14/24.</p> <p>Tobacco Retailers Permit was and not included due to Applicant unaware that they also required a Tobacco Retailers Permit Entitlement at the time the conditional Use Permit for Gas Station</p> <p>All Conditions were met on the above mentioned approved CUP and the site is open now but can't see any Tobacco Products and is inconvenience to the customers and it's major loss of income to the owner.</p>		
Waiting				
	DR25-180	1441 SANTA ANA AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		<p>The proposed project at 1441 Santa Ana Avenue, Sacramento, CA involves the installation of a 24x40 modular office building on a commercially zoned parcel (M-1S-R). The project is being submitted for Site Plan and Design Review.</p>		
	DR25-236	53 MORRISON AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
		<p>A request for 1) Site Plan and Design Review to expand an existing truck parking lot to an adjacent 3.05-acre vacant lot in the Light Industrial (M-1S-PUD) zone and within the Norwood West Planned Unit Development. Improvements include a new parking lot, lighting, fencing, and landscaping.</p>		
	DR26-004	1800 VINCI AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Staff
		<p>A request for: 1) Site Plan Design Review to develop a heavy truck storage use on a vacant parcel of approximately 7.2 acres in the Light Industrial (M-1-R) zone and Citywide Design Review Area.</p>		
	DR26-023	4504 RALEY BLVD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		<p>Request to construct a 3,400 square foot metal building for auto sales use at a vacant 0.51 acre parcel in the Light Industrial (M-1S) Zone. Scope includes a 96 square foot office building, and associated site improvements. Staff Site Plan and Design Review Required. Previously approved under DR22-040 which expired.</p>		

(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				
	DR26-035	796 DEL PASO BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize an event hall in the existing building, a tow-yard, and a truck driving school on an approx. 1.41-acre parcel within the Light Industrial Zone (M-1-SPD) within the Del Paso/Arden Way SPD and North Sacramento Design Review Area.		
	DR26-048	3724 ASTORIA ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for 1) Site Plan and Design Review to demolish two existing structures and construct 42 multi-unit dwellings across two parcels totaling approx. 1.2 acres within the Multi-Unit Dwelling Zone (R-2A) within the Citywide Design Review Area, and 2) Density bonus with associated concessions/waivers.		
	P25-022	1950 ARDEN WAY	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		A request for a 1) PUD Schematic Plan Amendment to amend the Point West PUD; 2) Conditional Use Permit to construct two drive-through restaurants on two parcels of approximately 2.92-acres; and 3) Site Plan and Design Review for the construction of a 2,600 square foot drive-through restaurant, 3,150 square foot drive-through restaurant and a 6,000 square foot commercial building and the demolition of an existing 30,235 square foot commercial building in the Shopping Center (SC-R-PUD) zone and Point West Planned Unit Development (PUD).		
		Requires Planning and Design Commission level review.		
	Z24-055	440 SANTA ANA AVE	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	
		A request for: 1) Tentative Subdivision Map to subdivide a vacant 1.5-acre parcel into 6 lots in the Single-Unit Dwelling (R-1) Zone; and 2) Site Plan and Design Review for the construction of 6 single-unit dwellings with deviations to exceed lot depth requirements of the R-1 Zone.		
Council District - 3				
In Progress				
	DR26-060	2736 NORTHGATE BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a parking lot on an approx. 1.8-acre parcel in the Residential Mixed Use Zone (RMX-SPD) within the Northgate Boulevard SPD and Design Review Area.		
	DR26-100	2227 RIVER PLAZA DR A	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct a leasing office building for an existing apartment complex on two parcels totaling 4.24 acres in the Single-Unit Dwelling Zone (R-1A-PUD) within the Riverview Oaks Planned Unit Development.		

(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.		
	P25-016	1251 CHUCKWAGON DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
		A request for: 1) General Plan Amendment to redesignate ±7.63 acres from Public/Quasi-Public to the Neighborhood (N) designation; 2) Site Plan and Design Review for a Missing Middle Housing (MMH) proposal construct a 136-unit apartment development totaling 134,798 square feet on one ±7.63-acre parcel in the single-unit dwelling (R-1) zone within the Citywide Site Plan and Design Review area.		
		This development includes 2 product types: 4 two-story, attached townhome buildings (16 units); and 10 three-story 12-plex buildings (120 units).		
		This project requires City Council approval.		
	P25-027	3590 AIRPORT RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	City Council
		A request for a 1) Development Agreement; and 2) Site Plan and Design Review to demolish two existing structures and construct 70 multi-unit dwellings on an approx. 1.86-acre parcel in the Agricultural Zone (A) within the Citywide Design Review Area. This request requires City Council review and approval.		
	P26-003	2450 W EL CAMINO AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Rezone from the R-2B-PUD zone to the OB-PUD zone; PUD Amendment to the Metropolitan Center PUD Schematic Plan to redesignate sites for the appropriate uses; Site Plan and Design Review for the hotel/apartment developments; and Density Bonus.		

(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				
	Z25-029	1661 GARDEN HWY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A Request for: 1. Conditional Use Permit Major Modification of a deemed Conditional Use Permit (CUP) to construct a new office building in the Flood (F) zone. 2. Site Plan and Design Review for the construction of a new 4,808-square-foot office building.		
	Z25-110	3781 NORTHGATE BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for 1) a Conditional Use Permit (CUP) to establish tobacco retailing in a proposed convenience store; and 2) Site Plan and Design Review for the construction of a gas station with four fuel islands (8 nozzles), a 4,761 square foot convenience store, and associated site improvements on approximately 1.43-acres in the Highway Commercial (HC-R) zone.		
	Z26-033	3801 AIRPORT RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Staff
		Request for site plan and design review for a tentative map to create 40 single family lots. Site Plan and Design Review to construct single unit dwellings consisting of 4 floor plans on each newly created lot.		
Approved				
	DR26-044	400 WINTERHAVEN AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize a detached accessory structure on an approx. 1-acre parcel with an existing single-unit dwelling in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
		Approved 06/03/2026		
Waiting				
	DR26-072	338 TENAYA AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design Review to construct a single unit dwelling of 1,350 SQ. FT with a Junior ADU in the R-1 zone. Forward facing garage design		
	Z24-042	504 WINTERHAVEN AVE 1	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Subdivision Map to subdivide a 1.5-acre parcel, developed with an existing single-unit dwelling, into 9 lots in the Single-Unit Dwelling (R-1) Zone with deviations for minimum lot width, depth, and lot size requirements of the R-1 Zone; and 2) Site Plan and Design Review for the review of the map layout. No new construction is proposed. Requires Director level review.		
Council District - 4				
In Progress				

(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				
	DR25-170	1228 H ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Applicant is proposing to convert a two-story office building into a three-story residential apartment complex consisting of 24 dwelling units. It is noted that the existing building runs almost flush with the adjacent properties. This request requires staff-level Site Plan and Design Review.		
	DR26-010	3132 H ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Exempt
		Site Plan and Design Review to propose exterior work in the R-1 zone and Citywide Design Review.		
		<ol style="list-style-type: none"> 1. REPAIR of FIRE DAMAGE at UPPER FLOOR ROOF STRUCTURE and WALLS. 2. DEMOLISH NON-HISTORIC STEEP PITCHED ROOF to REVEAL ORIGINAL LOWER PITCHED ROOF. 3. INTERIOR ALTERATIONS including KITCHEN and BATHROOMS. 4. EXPANSION of 1st FLOOR to SUPPORT UPPER SUN ROOM. 5. REPLACEMENT and RELOCATION of EXISTING GARAGE. (SEPARATE FUTURE PERMIT APPLICATION). 		
	DR26-046		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request for a six-story, 28,802 square foot development with 28 multi-unit dwellings on a 0.11-acre site within Residential Office (RO-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires staff level Site Plan and Design Review of new construction. Applicant is applying with a Density Bonus Application with associated concessions/incentives and waivers/reductions of development standards.		
	DR26-049	3216 T ST		Staff
		Request for Site Plan and Design Review to remodel a Single Family Dwelling in the R-1 zone and Alhambra Corridor Special Planning District.		
		Renovation of Interior (Kitchen, Laundry, Bath) Updating portions of electrical and plumbing, Attic Conversion, New main service panel.		

(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				
	DR26-055	516 SAN MIGUEL WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		<p>Site Plan and Design Review to request to construct a ground floor attached unconditioned, wood frame, garage including concrete foundation and slab on grade with a conditioned, wood frame 2 story stair vestibule connecting to a second floor conditioned, wood frame, addition with 2 bedrooms and bathroom in the R-1 zone in Citywide Design Review District.</p> <p>Existing house renovation limited to moving a door and miscellaneous existing finish modifications to meet new construction. No changes to grading, landscape, irrigation, or driveway access.</p> <p>There is a current Building Permit Application RES-2506154 for the same work as and ADU and I am wanting to change the project to an addition in plan check wait not issued.</p> <p>Demolish existing detached, unconditioned, wood frame garage including concrete foundation and slab on grade under a separate wrecking permit already issued under RES-2505791.</p>		
	DR26-069	1208 55TH ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		<p>Request for SPDR to demo existing house and detached garage, and build new SFR, on a .2acre lot in the R-1 zone, within the Citywide SPDR area.</p>		
	DR26-073	1516 MCCORMACK ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		<p>Request for Site Plan and Design Review to legalize the establishment of a tow yard on 8 parcels totaling approx. 1.93-acres in the Heavy Commercial Zone (C-4-SPD) within the River District SPD and Design Review Area.</p>		
	DR26-080	2031 K ST	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		<p>Request for Site Plan and Design Review to demolish the existing building at 2031 K Street and to construct mixed use development with 45 dwelling units within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). Includes deviations for open space and long-term bike parking.</p>		
	DR26-083	1401 H ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		<p>A request to construct a five-story, 50,505 square foot, mixed-use development on a 0.29-acre site within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD). This proposal includes 1,700 square feet of retail and a 60-key hotel with rooms that may be utilized as multi-unit dwellings. This request requires staff-level approval of Site Plan and Design Review.</p>		

(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				
	DR26-086	260 6TH ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for a minor modification to previously approved DR21-251 for ground up multifamily buildings between 5th, 6th, Railyards Blvd and Telegrapher on 3.4 acres in the C-3-SPD zone in the SACRAMENTO RAILYARDS SPD Design Review Area.		
	DR26-098	2415 K ST	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design Review for proposed renovations of an existing single story office building on approx. 0.29-acre parcel within the General Commercial Zone (C-2-SPD), within the Central City SPD and the Central City Design Review Area.		
		Z25-109 in process of being withdrawn.		
	DR26-103	5656 CAMELLIA AVE	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		Request for SPDR for new second story addition to existing single story SFR, on .15 acre R-1 lot in the Citywide SPDR area.		
	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.		
	P25-008	1125 ALHAMBRA BLVD	Deja Harris 916-808-5853 DNHarris@cityofsacramento.org	Planning and Design Commission
		Request for a five-story, 175,669 square foot, mixed-use building on a 0.867-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). This request requires PDC-level review of; Conditional Use Permit for mini-storage; Site Plan and Design Review for the demolition of three buildings, a new building, and associate site improvements with deviations to design guidelines; and a Tree Permit for the removal of private protected trees.		
	P26-007	2820 E ST		Planning and Design Commission
		Grandfather Type 21 CUP		

(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.		
	PB25-032	621 14TH ST	Hannah Taube htaube@cityofsacramento.org	Staff
		Site Plan and Design Review to replace stair materials due to dry rot at Landmark structure in Old Washington School District in R-3A-SPD zoning in Central City Design Review Area.		
	PB25-035	427 21ST ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Site Plan and Design Review to covert attic in the R-1B-SPD zone in Boulevard Park Historic District.		
	PB25-044	1714 28TH ST		Preservation Director (SFR/DUP)
		A request for: 1) Site Plan and Design Review to construct a single unit dwelling with an attached ADU, and a multi-unit dwelling (3 units) with an attached ADU across two parcels in the R-3A-SPD zone. The 0.11-acre site at 1714 28th Street contains an existing parking lot and commercial building and is located within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and is a non-contributing resource (Winn Park Historic District) listed on the Sacramento Register of Historic and Cultural Resources.		
	PB25-046	2604 P ST		Staff
	Denied 03/19/2026	HDB 25-027361: Plans not required: Full interior remodel to include new electrical wiring, lighting, outlets, switches, sub panels, water heater, HVAC split systems, cabinets & countertops, windows, plumbing fixtures, showers, flooring.		

(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				
	PB25-047	500 U ST		Staff
		<p>CLEAR HOUSING CASE FOR NON- COMPLIANT STAIRS AND DECK, WINDOWS CORRECTED, ADD 1 OFF STREET PARKING SPOT.</p> <p>1. REMOVE AND REBUILD FRONT AND SIDE STAIRS PER PLANS.</p> <p>2. MODIFY PICKET FENCE AND GATE AS NEEDED FOR SIDE STAIR LANDING.</p> <p>3. REMOVE REAR DECK AND 2 STORY STAIRS, REPLACE WITH NEW RECONFIGURED 2 STORY STAIRS AND LANDINGS WITH SHED ROOF OVER TO PROVIDE SHADE AND SOME PROTECTION. PAINTED WHITE RAILING WOODWORK AND COMPOSITE DECKING IN LIGHT GREY.</p> <p>4. REMOVE AND REPLACE VINYL WINDOWS WITH CASING TO MATCH HOUSE - 2 ON SOUTH SIDE, ONE ON NORTH EAST SIDE.</p> <p>5. ADD ON-SITE PARKING SPACE WHERE DECK USED TO BE USING EXISTING CURB CUT AND ADDING TO THE SOUTH TO FACE PARKING SPACE</p>		
	PB26-011	1504 Q ST		Staff
		<p>New Front Stairs, porch and balcony</p> <p>New rear stair & balcony</p> <p>Remodel existing kitchen & bath on first floor</p> <p>New mini split HVAC 1st floor</p>		
	PB26-012	1909 7TH ST		Staff
		<p>Request for SPDR Historic Landmark in the South Side Historic District, interior remodel with exterior repairs and addition to North facing side of the East wing, on .59 acre lot in the C-2-SPD in the Central City Special Planning District.</p>		
	PB26-013	1406 F ST		Staff
		<p>Request for SPDR for interior remodel with structural changes, front stair repair, and window changes, at a contributing resource in the Old Washington School Historic District.</p>		
	PB26-015	518 V ST		Staff
		<p>Request for Site Plan and Design Review of two new units within a 0.15-acre parcel Multi-Unit Development Zone (R-3A-SPD) within the South Side Historic District, within the Central City Special Planning District.</p>		

(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				
	PB26-016	415 15TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		LEGALIZE REMODEL WORK DONE TO PRIMARY DWELLING. LEGALIZE TWO ADUS CONVERTED FROM EXISTING LIVING SPACE IN BASEMENT THAT WERE BUILT WITHOUT THE BENEFIT OF PERMIT.		
	PB26-018	400 JIBBOOM ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Preservation Director
		MOSAC AUXILIARY STORAGE BUILDING PHASE 1 OF THIS PROJECT WILL CONSIST OF MINIMUM GRADING OF APPROXIMATELY 3,726 SQUARE FEET FOR A 1,500 SQUARE FOOT BUILDING PAD FOR THE PROPOSED AUXILIARY METAL STORAGE BUILDING STRUCTURE. INSTALLATION OF WATER AND SEWER LINES FOR A FUTURE RESTROOM WILL BE INCLUDED IN THIS PHASE. EROSION CONTROL PLANTING WILL BE PROVIDED ALONG WITH CONTROLLED DRAINAGE ROUTES. A SECURITY FENCE WILL BE INSTALLED ON THE SOUTH AND NORTH SIDE OF THE BUILDING DUE TO UNWANTED ACTIVITIES IN THE AREA.		
		THE BUILDING EXTERIOR WILL BE ARCHITECTURALLY DESIGNED TO HAVE VERTICAL WALL FEATURES BEING COMPATIBLE AND MATCHING THE EXISTING SOUTHERN POWERHOUSE BUILDING EXTERIOR DESIGN. THE BUILDING WILL HAVE EXTERIOR SECURITY LIGHTING AND INTERIOR LIGHTING FOR THE STORAGE ACTIVITIES. MECHANICAL GRAVITY ROOF VENTS WILL BE SCREENED BY THE ROOF PARAPETS.		
		THE INTERIOR STORAGE AREA WILL HOUSE NEWLY DELIVERED AND OLD MUSEUM EXHIBITS. EXTERIOR ACCESS WILL BE PROVIDED TO TRANSFER EXHIBITS BY FORKLIFT TO AND FROM THE STORAGE AREA, AN ACCESSIBLE PATH OF TRAVEL TO THE EXISTING RESTROOMS IN THE MAIN FACILITY, AND AN EXTERIOR EXIT PATH OF TRAVEL. NEW ACCESS GATES WILL BE INSTALLED IN THE EXISTING FENCE TO THE SOUTH FOR ACCESS THE MAIN FACILITY.		
		PHASE 2 WILL BE UNDER A FUTURE SEPARATE BUILDING PERMIT AND WILL PROVIDE A SINGLE OCCUPANCY ACCESSIBLE RESTROOM CONNECTING TO EXISTING UTILITY LINES PROVIDED IN PHASE 1.		

(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				
	PB26-019	400 STEVENS ST		Staff
		Submitting for minor modification review to approved Z21-107. The modification will be to the site plan and design review approval in the C-3-SPD zone in Railyards Historic District. The overall shape of the building, design intent and use has remained the same. In an effort to value engineer the project, the building construction method has changed from steel frame to wood frame with updated exterior materials. The butterfly roof single-ply TPO instead of metal standing seam. The building footprint increased from 9,200 sq. ft. to 9,800 sq. ft. and has shifted slightly west (this has been coordinated with the approved civil and landscape permit COM-223065). The colonnade on the east elevation has been removed.		
	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.		
	Z25-064	2711 V ST	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		Request to split a 0.15-acre property within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to split the property into three lots, and Site Plan and Design Review of the tentative map layout with deviations to lot width, lot depth, and lot size standards.		
	Z25-070	2210 CAPITOL AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre site and construct a duplex within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Capitol Mansions Historic District. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, demolition of a detached accessory structure, and construction of a duplex dwelling with deviations to rear-yard setback and minimum lot depth standards.		
	Z25-102	2211 F ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 1.14-acre property into two lots within the Limited Commercial (C-1-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property and Site Plan & Design Review of the tentative map layout and review of minor modifications to the design of new development reviewed under record no. DR24-052.		

(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				
	Z25-107	318 U ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request to split a 0.22-acre site into six lots and construct six single-unit dwellings within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the South Side Historic District. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated improvements with deviations for lot size, lot width, and lot coverage.		
	Z25-109	2415 K ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Zoning Administrator
		Request to split a 0.29-acre site with 10 duplexes into 11 lots within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map layout.		
	Z26-001	1825 W ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	
		Request to split a 0.15-acre property into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot size, depth, and rear-yard setback.		
	Z26-003		Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.15-acre property into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, new structures, and associated site improvements with deviations to minimum lot depth and rear-yard setback.		
	Z26-005	1823 P ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to split a 0.146-acre site into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the East End Historic District. This request requires director-level review of a Tentative Map to subdivide the property, and Site Plan and Design Review of the tentative map layout, to review the tentative map layout, associated improvements with deviations for lot size, lot depth and rear yard-setback.		

(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				
	Z26-011	401 1ST AVE		
A request for 1) Tentative Map to subdivide a ±0.65-acre parcel for condominium purposes resulting in 38 airspace residential units; and 2) Site Plan and Design Review to review the construction of 38 condominium units within the General Commercial (C-2) zone.				
Approved				
	DR26-081	5230 FOLSOM BLVD	Kevin Valente	Staff
	Approved 06/02/2026	This is the CDD-0450 application for minor Modification of Approved Planning Permit DR23-226.	916-372-6100 KValente@raneymanagement.com	
	PB26-014	2212 26TH ST		Staff
	Approved 05/29/2026	Request for Site Plan and Design Review to repair and restore an existing building (deck, stair and railing) in the Newton Booth Historic District zoned R-1B-SPD. Deck & Stair Dry rot Repair -Rebuild (e) 138 SF deck -Remove & Replace (e) deck framing on a like for like bases per plan -Remove & Replace (e) railing on like for like bases per plan -Remove & replace (e) deck boards -Remove & replace (e) stair & landing framing		
	Z25-099	1500 MCCORMACK ST	Whitney Johnson	Zoning Administrator
	Approved 06/04/2026	Request to establish an indoor HVAC and appliance recycler within an existing 13,034 square foot building within the Heavy Commercial (C-4-SPD) zone and the River District Special Planning District (SPD). This request requires director-level review of a Conditional Use Permit for a minor recycling facility.	916-808-8947 wjohnson@cityofsacramento.org	
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	

(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				
	DR23-199		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 11 townhomes on a 0.32-acre parcel in the Multi-Unit Dwelling zone (R-3) within the Citywide Design Review Area.		
	DR25-193	1030 G ST	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to entitle unpermitted fencing and building modifications to an existing office building on a 0.19-acre parcel in the Residential Office Zone (RO-SPD) within the Central City Special Planning District.		
	DR26-076	4208 B ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for SPDR for demo of existing home, and building new two story SFR on 0.21 acre lot in the R-1 zone, in the citywide SPDR area.		
	P18-078	301 CAPITOL MALL	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
		A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit.		
	PB20-007	1905 6TH ST		Staff
		Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR.		
	PB20-042	2023 T ST		Staff
		A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft 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.		

(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				
	PB21-007	1724 U ST		Staff
		A request for Site Plan and Design Review to convert an existing 1,280 square foot single dwelling unit into a 2,717 square foot duplex and construct a new two story 819 square foot garage fronting Uptown Alley, with a 750 square foot accessory dwelling unit (ADU) on the second floor. The project site is located at 1724 U Street and is within the Single Unit and Duplex Dwelling Zone and the Central City Special Planning District (R-1B-SPD). The existing building on the site is a Landmark listed in the Sacramento Register of Historic and Cultural Resources. The ADU and three-car garage is being tracked under project record IR21-084.		
	Z22-078	5900 ELVAS AVE	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Zoning Administrator
		Request to construct additional sporting facilities that include an aquatics center and volleyball courts with associated support facilities on the 19.9-acre campus of Saint Francis Catholic High School within the Single-Unit Dwelling (R-1) zone. This request requires director-level review of a Conditional Use Permit Modification for the construction of the sports facilities; and Site Plan and Design Review of the proposed structures and site improvements.		
Council District - 5				
In Progress				
	DR24-093	3200 STOCKTON BLVD	Michael Crampton MCrampton@cityofsacramento.org	Design Director
		Request for Site Plan and Design Review for a mixed-use development project on a 0.77-acre site located at 3200 and 3258 Stockton Boulevard, within the General Commercial (C-2) zone and Broadway Stockton Special Planning District.		
	DR26-006	3565 FLORIN RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize an addition, nine detached metal storage buildings, and perimeter fencing on two parcels totaling approx. 1.48 acres in the General Commercial Zone (C-2) within the Florin Rd Corridor Design Review Area.		
	DR26-042	3645 18TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design review for the construction of a new detached single unit dwelling with a front yard setback deviation and tree permit to remove private protected trees on a vacant lot in the R-1 zone and Oak Park design review area.		
	DR26-068	3750 REGGAE ALY	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
		Site Plan and Design Review for a minor modification to approved planning entitlement (DR22-097) for a single-unit dwelling on a 0.12-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Oak Park Design Review Area.		

(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				
	DR26-091	3200 MARTIN LUTHER KING JR BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review of a mixed-use development building with affordable housing and community serving spaces on a 0.13-acre parcel within the Multi-Unit Dwelling Zone (R-2B-R), within the Oak Park Design Review Area.		
	DR26-095	3684 BRET HARTE CT	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct eleven residential hotel units on an approx. 0.11-acre parcel in the Limited Commercial Zone (C-1-SPD) within the Broadway/Stockton SPD and Design Review Area.		
	DR26-097	3218 4TH AVE	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design review of 1123 SF Addition under existing home on an approx. 0.1-acre parcel within the Single-Unit or Duplex Dwelling Zone (R-1B) within the Oak Park Design Review Area.		
	DR26-105	3108 1ST AVE	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		<p>The project proposes Site Plan and Design Review approval for two new residential structures at 3108 1st Avenue, Sacramento, CA 95817, APN 010-0305-003-0000, in the R-2B zone.</p> <p>Each structure includes one primary dwelling unit and one accessory dwelling unit, for a total of two primary dwelling units and two ADUs.</p> <p>The project site is 6,012 square feet / 0.138 acres.</p> <p>The front structure includes Unit #1 with 1,830 square feet of living area and a 727 square foot ADU.</p> <p>The rear structure includes Unit #2 with 1,306 square feet of living area and a 727 square foot ADU. Each building footprint is 1,378 square feet.</p> <p>The proposed total building area is 5,419 square feet, with a proposed FAR of 0.90. The proposed lot coverage is 2,756 square feet / 45.84 percent.</p> <p>The proposed setbacks are 10 feet front, 3 feet side, and 5 feet rear.</p> <p>Parking is provided from the alley with two rear garage spaces.</p> <p>Trash bins are located on site and screened by a 4-foot-high masonry wall painted to match the primary structure.</p> <p>Existing trees and site conditions are shown on the site and landscape plans, including trees proposed for removal.</p> <p>The project is residential infill and is designed to maintain neighborhood scale through two-story massing, pitched roofs, residential materials, and alley-oriented garage access.</p> <p>No deviations are proposed.</p>		

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

(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				
	Z25-040	7282 FRANKLIN BLVD	Daniel Abbes dabbes@cityofsacramento.org	Staff
		A request to demolish a fire-damaged gas station convenience store, construct a new 1,800 square foot store, construct a new trash enclosure, and reconfigure on-site vehicle parking on a 0.38-acre site within the General Commercial (C-2) zone. There is no change to the existing fueling station or canopy. The request requires approval of a Conditional Use Permit Major Modification and Site Plan and Design Review entitlements.		
	Z25-077	2900 WAH AVE	Michael Crampton MCrampton@cityofsacramento.org	Staff
		A request for 1) Tentative Map to review the subdivision of a 5.03-acre parcel into 24 parcels within the Residential Mixed Use (RMX-EA-4) zone and Executive Airport Overlay zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 23 single-unit dwellings.		
	Z25-096	3654 1ST AVE	Michael Crampton MCrampton@cityofsacramento.org	Zoning Administrator
		Request for Tentative Map review to divide one lot into 4, with a deviation for a minimum lot depth of 70ft on the two new east lots, and Site Plan and Design Review for the 8 new dwellings and 8 attached ADUs, with three unique floor plans on .28acre lot in the R-4 zone in the Oak Park design review area.		
Approved				
	DR25-217		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Design Director
	Approved 06/04/2026	Request for Site Plan and Design Review to construct a 1,405 square foot single unit dwelling with a 578 square foot attached garage, and director hearing to remove private protected trees on a 0.12 acre parcel in the Single Unit Dwelling (R-1) zone within the Oak Park Design Review District		
	DR25-221	3817 15TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Design Director
	Approved 06/04/2026	Request for Site Plan and Design Review to demolish an existing house and detached garage to construct a 1,405 square foot single unit dwelling with a 277 square foot attached garage, and director hearing to remove private protected trees on a 0.12 acre parcel in the Single Unit Dwelling (R-1) zone within the Oak Park Design Review District		
	DR26-090	2980 38TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
	Approved 06/02/2026	Request for Site Plan and Design Review of a new primary home and an attached accessory dwelling unit, on an approx. 0.22-acre parcel within the Low-Density Residential Zone (R-1-EA-4) within the Executive Airport overlay and Citywide Design Review Area.		
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				
	DR25-161	3694 ELBY LN	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Request for a three-story, development with 11 multi-unit dwellings on a 0.11-acre site within the Neighborhood, R-2B-R zone and the Oak Park Design Review Area. This request requires staff level Site Plan and Design Review of new construction. Applicant is applying with a Density Bonus Application with associated concessions/incentives and waivers/reductions of development standards.		
	DR25-232	2030 STOCKTON BLVD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to legalize the conversion of an office building to two residential units on an approx. 0.045-acre parcel in the General Commercial Zone (C-2) within the Citywide Design Review Area.		
	DR26-022	3546 2ND AVE	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish the existing single-unit dwelling and construct a new single-unit dwelling on a 0.14-acre parcel in the Multi-Unit Dwelling Zone (R2-B) within the Oak Park Design Review Area.		
	DR26-084	3732 19TH AVE	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Remove all old structures, build a new single family house		
Council District - 6				
In Progress				
	DR24-098	6001 RIZA AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request for Site Plan and Design Review to construct a mixed-use development including 214 dwelling units in the 6.24-acre lot in the Single-Unit Dwelling (R-1A) Zone and Citywide Design Review District.		
	DR25-081	8040 ANDORA WAY	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a 2,635 square foot addition to existing single-unit dwelling family home in the R-1 zone in Citywide Design Review on a 0.23-acre parcel.		
	DR25-202	5744 POWER INN RD	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan and Design Review to request to build a new 1855 square foot 2-story single family residence with 285 square foot attached garage in the R-1 zone in Citywide Design Review District on .11 acre. Minimum Residential Density Dwelling Units Per Net Acre: 3		

(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				
	DR25-207	8340 BELVEDERE AVE Construct new 52,000sf cold storage warehouse building, access/egress roads, offices, and material handling inside the cold storage building located on a 27.05 acres parcel with in the M-1S-SWR - light industrial - site improvements/solid waste restricted zone.	Danny Abbes DAbbes@cityofsacramento.org	Design Director
	DR25-226	8309 21ST AVE The project building is a single story 27,000 square foot blow molding facility consisting of tilt-up concrete wall construction and TPO roof. A conveyor bridge conveys newly formed bottles over an existing truck aisle into the existing facility. Exterior color will match the existing facility. Exterior light and sound are not a generator above existing plant activities. No process effluent is produced or discharged from this new facility. Excess blow molded material is recycled on site. Bottles that are deemed ineligible for recycling on site, are recycled offsite. The project is expected to have minimal emissions of volatile organic compounds (VOC) and particulate matter associated with operation of new equipment. Particulate matter emissions from material conveyance or grinding are controlled by a dust collection system. There is a net zero increase of plastic wrap waste or recycled products over current operations. General refuse from the project's small office area is either removed through a janitorial service or bagged and taken to the existing facility's trash.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Staff
	DR25-228	2250 MORLEY WAY Site Plan and Design Review to propose a new front and rear addition totaling approximately 1200sqft in the R-1-Single-Unit dwelling zone in Citywide Design Review District. 1. On the east side/rear, add a new Guest Suite including a new private Bathroom. Also include a new Laundry/Mud Room near the existing Garage. Area beside the existing Kitchen may be reconfigured to achieve the best layout option. 2. On the front side, add two (2) new Bedrooms including on-suite Bathrooms. Also add on to the existing Living/Dining Areas while keeping the existing vaulted ceiling. 3. Remove the wall that separates the existing Living and Dining Rooms. 4. Demolish the existing Enclosed Rear Covered Patio (to be replaced with a new Covered Patio - not part of this set of plans). 5. Push out the existing Dining Room wall (facing the backyard) to be even with the Kitchen/Living Room walls. 6. Reconfigure existing Kitchen area. 7. Remodel existing Bathrooms to include showers only.	Mia Bell 916-808-4758 mbell@cityofsacramento.org	Staff
	DR25-233	8621 MORRISON CREEK DR SPDR request to develop vacant lot for heavy truck parking on 2.5 acre lot in the M-2S zone in the Citywide SPDR area.	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff

(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				
	DR26-065	8610 ELDER CREEK RD	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review for a new office building on an approx. 4.89-acre parcel in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review Area.		
	DR26-085		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for SPDR minor modification to approved record DR22-158 to change building orientation:		
		Requesting staff-level site plan and design review to develop a 12.14-acre lot with three warehouse buildings in the Heavy Industrial Zone (M-2S).		
	DR26-093	6200 2ND AVE	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		Request for Site Plan and Design Review of a new single-family home and a detached garage on a 0.3-acre parcel within the Single-Unit Dwelling Zone, within the Citywide Design Review area.		
	DR26-104	4150 FLORIN PERKINS RD	Kevin Valente 916-407-7255 KValente@raneymanagement.com	Staff
		Site plan and design review for new construction of a shell building for an open warehouse use with interior restroom on a 2.09 acre parcel in the M-1S-SWR zone.		
	DR26-107	6325 ELVAS AVE		Design Director
		Entitlement extension for 60-unit apartment building intended for occupancy by Sacramento State students.		
	DR26-108	4951 64TH ST		Staff
		MMH - Request for Site Plan and Design Review to install a new manufactured home (second unit) on an approx. 0.92-acres parcel within the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.		
	P23-024		Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		Request for a new 2,960 square foot Chick-fil-A on a portion of a 3.77-acre site within the General Commercial (C-2) zone. The proposal includes a dual-lane drive-through service with on-site dining limited to an outdoor patio. This request requires commission-level review of a conditional use permit for a drive-through restaurant and site plan and design review for the new building and site improvements.		

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

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

(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				
	Z25-083	8535 MORRISON CREEK DR	Daniel Abbes Dabbes@cityofsacramento.org	Zoning Administrator
		A request to dedicate 4,895 square feet to cannabis manufacturing and 5,668 square feet to cannabis distribution within an existing warehouse on a 0.48-acre site within the Heavy Industrial (M-2S) Zone. The request requires Zoning Administrator approval of Cannabis Distribution and Cannabis Manufacturing Conditional Use Permits. There are no proposed changes to the existing building exterior or site.		
	Z25-084	5711 FLORIN PERKINS RD	Michael Crampton MAdams@cityofsacramento.org	Staff
		Request to modify CUP to change suite C and D from delivery only dispensary use, to expanded cultivation use from previous records (Z14-014, Z17-118, Z17-256, Z17-263, Z18-056, Z18-211, Z19-024, Z20-112), on 1.49acre lot in (M-2S) zoning .		
	Z26-007		Danny Abbes DAbbes@cityofsacramento.org	Staff
		Request for a Time Extension for record Z22-046- The project is a proposal to subdivide a +3.82-acre lot into 30 residential lots, two private streets, and one common lot, and to construct 30 dwelling units and a recreation center within the Single-Unit or Duplex Dwelling (R-1A) zone. The request requires approval of entitlements including a Tentative Subdivision Map, Tentative Subdivision Map deviations for non-standard streets, Site Plan and Design Review, and a Tree Permit to remove city street trees. Twenty accessory dwelling units are also proposed at this site under a separate ministerial review application (IR22-246).		
	Z26-015	7900 FRUITRIDGE RD	Daniel Abbes DAbbes@cityofsacramento.org	Zoning Administrator
		A request to modify an existing Alcohol Sales Conditional Use Permit (P09-010) for Choice Gas Station at 7900 Fruitridge Road by removing a restriction that prohibits the sale of distilled spirits. The location has an existing Type 21 license through ABC.		
	Z26-020	2035 STOCKTON BLVD		Staff
		Request for a minor modification to P11-054. - INTERIOR COMMERCIAL REMODEL FOR CANNABIS DISPENSARY TO DEMOLISH NON STRUCTURAL WALLS, DOORS, AND EXISTING CABINETRY AND TO PROVIDE NEW WALL, DOORS AND CHECK OUT WINDOW IN DISPENSARY. NO EXTERIOR WORK.		
	Z26-022	8836 ELDER CREEK RD B	Michael Crampton	Staff
		Applicant now seeks modification of the previously approved cannabis cultivation CUP (Z17-112) for approval of Suite D and to add cannabis cultivation of approximately 3139 square feet.		

(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				
	Z26-038	6491 S WATT AVE		Staff
This Planning Entitlement Application is strictly for a Conditional Use Permit for Tobacco Sales at the 7-Eleven convenience store and fueling station located at 6491 S Watt Ave and approved under Record of Decision Project No. Z24-005. Associated Permit #'s: COM-2520525.				
Approved				
	Z26-017	400 UNIVERSITY AVE	Whitney Johnson	Zoning Administrator
	Approved 05/28/2026		916-808-8947 wjohnson@cityofsacramento.org	
Request to redevelop a 2.65-acre site with 62 dwelling units within the Limited Commercial (C-1-R-PUD) zone and the Campus Commons Planned Unit Development (PUD). This request requires director-level review of: 1) Tentative Map to subdivide a parcel for condominium purposes; 2) Site Plan and Design Review to demolish an existing 16,752 square foot office building, construction of 59,461 square feet within 31 two- and three-story buildings, and associated site improvements; and 3) Tree Permit for the removal of 30 private protected trees.				
Waiting				
	DR25-201	8732 FRUITRIDGE RD	Sarah Scott	Staff
			916-808-2688 sscott@cityofsacramento.org	
Request for site plan and design review to construct new site lighting on multiple parcels totaling 12.03-acres acre in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review area.				
	DR25-215	5025 T ST	Whitney Johnson	Staff
			916-808-8947 wjohnson@cityofsacramento.org	
Request for Site Plan and Design Review for second story addition to existing home at 5025 T ST, on .16 Acre lot in the R-1 zone.				
	DR25-231	4490 69TH ST	Sarah Scott	Staff
			916-808-2688 sscott@cityofsacramento.org	
Site Plan and Design Review to propose a two-story addition to an existing residence in the R-1 zone in Citywide Design Review district.				
	DR26-031	6312 RING DR	Sarah Scott	Staff
			916-808-2688 sscott@cityofsacramento.org	
Request for Site Plan and Design Review to legalize a conversion from a single-unit dwelling to a triplex under the Missing Middle Housing Ordinance on an approx. 0.26-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.				

(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				
	DR26-036	5741 FLORIN PERKINS RD	Armando Lopez Jr. 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the addition and remodel to an existing commercial building for a commercial kitchen and commissary, modification of site plan to utilize for food truck servicing and parking, installation of a large propane tank on a 2.1-acre parcel in the Heavy Industrial Zone (M-2S) within the Citywide Design Review Area.		
	Z25-106	8905 ALDER AVE	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Zoning Administrator
		Request for 1) A Tentative Map to subdivide an approx. 8.65-acre parcel within the Heavy Industrial Zone (M-2S-FF) into 5 lots; and 2) Site Plan and Design Review of the tentative map layout, the construction of a trucking terminal yard, and associated site improvements.		
Council District - 7				
In Progress				
	DR26-077	6585 PARK RIVIERA WAY	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Site Plan and Design Review to demolish the existing single family home and construct a new single family home on an approx. 0.33-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review area.		
	DR26-089	8221 HOUSE FINCH DR	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Design review approval for 53 additional lots at Delta Shores West. This will be a continuation of the same plans already in use at KB Home's Edgewater project which was approved as DR23-037.		
	P24-020		Angel Anguiano AAnguiano@cityofsacramento.org	Planning and Design Commission
		Proposal to construct an electronic billboard in the Office Business (OB) zone on approximately 0.16-acres. The requested entitlement is for Site Plan and Design Review to construct a 50-foot electronic billboard.		
	P25-007	5700 S LAND PARK DR	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct an 80-foot-tall monopine telecommunications facility and equipment enclosure on a portion of a 2-acre church site within the Single-Unit Dwelling (R-1-EA-4) Zone. The request requires a Conditional Use Permit and Site Plan and Design Review with a deviation to height development standards. A similar request was approved (and now expired) in 2021 under file number P21-004.		

(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				
	PB26-017	2691 RIVERSIDE BLVD	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		remove and relocate one (1) existing neon freestanding sign, install one (1) non-illuminated monument sign, install four (4) non-illuminated directional signs, install two (2) non-illuminated wall signs, install four (4) non-illuminated wall plaques		
Approved				
	PB25-031	1518 BROADWAY	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	Approved 06/03/2026	Remove and relocate existing historic sign and replace with replica. one (1) building-mounted illuminated sign		
Waiting				
	DR25-190	3501 13TH ST	Whitney Johnson 916-808-8947 wjohnson@cityofsacramento.org	Staff
		Site Plan And Design Review For A Proposed Remodel To An Existing 1941 Sf Single Family Residence With A 1009 Sf Addition. There Will Be A Reorganization Of The Interior Spaces Including Adding A Bedroom And 1/2 Bathroom Will Be Added, Along With Converting An Office To A Bedroom, Resulting In A Total Of 4 Bedrooms And 4-1/2 Bathrooms. There Will Be 390 Sf Of Covered Porch Including A 125 Sf Covered Roof Deck. Water, Sewer, Gas And Electrical Utilities Will Also Be Rerouted And Reinstalled. A 550 Sf One-Car Garage/Utility Space With A 543 Sf 2nd Story Accessory Dwelling Unit Will Also Be Constructed As Part Of This Permit.		
	DR26-062	2457 DONNER WAY	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		The current single-family residence is a single-story floodplain home. The owner's project proposes lifting the building in place and adding a new ground floor beneath the existing floor. The project will also slightly expand the building footprint on the south and east sides. The new ground floor plan will include a studio junior ADU of approximately square feet. The remaining portion of the new ground floor will connect to the new second floor through an interior stairway. The junior ADU will also connect to the new ground floor space of the single-family residence. The ADU will initially be used by a family member.		
Council District - 8				

(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				
	DR24-236	8203 DELTA SHORES CIR	Sarah Scott 916-808-2688 sscott@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to construct 344 units across two parcels totaling 12.8 acres in the Multi-Unit Dwelling Zone (R-3-PUD) within the Delta Shores Planned Unit Development.		
	DR25-209		Michael Crampton 916- mcrampton@cityofsacramento.org	Staff
		Design review submittal package for Future Delta Shores project. 209 single unit dwellings with 6 floor plans and 3 elevations per plan. Approved tentative map Z24-087.		
	DR26-082	7449 COSGROVE WAY	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request for SPDR for existing unpermitted covered patio on south side of house, visible from street, on corner lot .26 acres, in the R-1 zone in the citywide SPDR area.		
	DR26-094	4500 MACK RD	Michael Crampton MCrampton@cityofsacramento.org	Staff
		Site Plan and Deisgn Reivew application submittal to (1) request to eliminate part of the existing parking lot and make an outdoor childcare playyard in the SC-PUD zone in Citywide design review district. (2) Request to add new egress doors and new windows.		
	P25-005	1922 COSUMNES RIVER BLVD	Daniel Abbes dabbes@cityofsacramento.org	Planning and Design Commission
		A request to construct a drive-through restaurant on a vacant 1.8-acre lot within the General Commercial (C-2-PUD) zone and Delta Shores Planned Unit Development. The request requires Planning and Design Commission approval of a Conditional Use Permit and Site Plan and Design Review entitlements.		
	P25-023	8640 DELTA SHORES CIR	Marcus Adams MAdams@cityofsacramento.org	Planning and Design Commission
		Application for Development Agreement Amendment for Delta Shores PUD		
	P26-005	8112 DELTA SHORES CIR	Daniel Abbes DAbbes@cityofsacramento.org	Planning and Design Commission
		Request for CUP and SPDR for new car wash on 1.2 acre lot in the C-2 zone in the Delta Shores PUD		
	Z24-104	7850 24TH ST	Michael Crampton 916- mcrampton@cityofsacramento.org	Zoning Administrator
		Request for 1) Tentative map to subdivide 535 parcels across 58.3-acres; and 2) Site Plan and Design Review to review the tentative map layout and fencing plan.		

(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				
	Z25-091	7615 JACINTO RD	Michael Crampton MCrampton@cityofsacramento.org	Staff
A request for 1) Tentative Map to review the subdivision of a 2.4-acre parcel into 32 parcels within the Multi-Unit Dwelling (R-1-R) zone; and 2) Site Plan and Design Review to review the tentative map layout and construction of 32 single-unit dwellings.				

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

(File #) indicates file is in Appeal Period