

# SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 5/20/2022

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - In Progress</b>				
	P20-036	0 UNKNOWN	Michael Hanebutt 916-808-7933 MHanebutt@cityofsacramento.org	Planning and Design Commission
		A request to annex a 2.49-acre site into the City of Sacramento and construct a new gas station, convenience store, and car wash. The project is branded as a 7-Eleven with a 4,150 sq. ft. convenience store, 970 sq ft car wash, and a 3,096 open gas pump area under an overhang. The request includes 24 hours operation, retail tobacco sales and off-site alcohol sales. This request includes Annexation, General Plan Amendment, Rezone/Pre-zone, Conditional Use Permits for a gas station capable of fueling more than 10 vehicles, off-site alcohol sales, and Tobacco Retailing, as well as Site Plan and Design Review.		
	P21-017	0 UNKNOWN	Michael Hanebutt 916-808-7933 MHanebutt@cityofsacramento.org	City Council
		A request to annex approximately 450 acres of vacant land in North Natomas. Project would include a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, creation of a Planned Unit Development, and a Development Agreement. Project site would be designated for light industrial/warehousing uses.		
<b>Council District - 1 In Progress</b>				
	DR22-071	4801 KENMAR RD	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request to construct a 1,080 square foot detached four-car garage and a 280 square foot shed at a 1.03 acre site developed with a Single Family Dwelling in the Rural Estates (RE) Zone. Staff Site Plan and Design Review required.		
	DR22-080	3710 SHORE VISTA WAY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review for the Northlake Phase 1 and Phase 2 single-family dwelling designs in the Single-Unit or Duplex Dwelling Zone (R-1A) within the Greenbriar PUD and Citywide Design Review Area. Previously approved under DR20-085 with 99 single-unit dwellings (consisting of thirty-three house plans with three elevations each), this proposal adds 2 more house plans with three elevations each.		

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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 1</b>				
<b>In Progress</b>				
	<b>P21-009</b>	5330 RIO LINDA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	City Council
		<p>A request for:</p> <ol style="list-style-type: none"> <li>1) General Plan Amendment from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD);</li> <li>2) Re-zone of 20.55 acres from Agriculture (A) to Multi-Unit Dwelling (R-2A);</li> <li>3) Tentative Subdivision Map to subdivide 4 parcels into 177 residential parcels and 31 parcels for common facilities (alleys, public and private open space, landscaping, and water detention);</li> <li>4) Site Plan and Design Review for review the Tentative Subdivision Map with deviations to reduce minimum required lot depth and lot size; and, for the construction of 177 single-unit dwellings with 4 house plans.</li> </ol>		
	<b>P22-016</b>	0 BRIDGECROSS DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		<p>A request for: 1) PUD Schematic Plan Amendment to designate the site for residential within the Northpointe Park Planned Unit Development (PUD); 2) Tentative Subdivision Map to subdivide 1 parcel into 48 residential lots, and 3 common parcels; 3) Site Plan and Design Review for the construction of 48 single-unit dwellings in the Limited Commercial zone (C-1-PUD). Requires review at the Planning and Design Commission level.</p> <p>Previously routed in January 2022 as Z21-123.</p>		
	<b>P22-017</b>	4100 NORTHGATE BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		<p>A request for:</p> <ol style="list-style-type: none"> <li>1) PUD Schematic Plan Amendment to designate the site for light industrial uses consistent with the M-1(S) zone.</li> <li>2) PUD Guidelines Amendment renaming the Incredible Universe PUD to Northgate Industrial Park PUD, and amending signage, landscape, and other guidelines consistent with the proposed project.</li> <li>3) Tentative Parcel Map for two parcels measuring 11.285 acres and 6.262 acres.</li> <li>4) Site Plan and Design Review for the construction of 2 industrial warehouse buildings. Building A, measuring 156,013 square feet, is existing and will be converted from a warehouse retail store to an industrial warehouse building. Building B, measuring 109,673 square feet, is proposed to be constructed at the existing parking lot of the subject site located in the Light Industrial zone (M-1(S)) within the Incredible Universe Planned Unit Development.</li> </ol>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 1</b>				
<b>In Progress</b>				
	P22-023		Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) PUD Schematic Plan Amendment to designate 22 acres for residential; 2) Conditional Use Permit for Single-Unit Residential in the Shopping Center zone (SC-PUD); Tentative Subdivision Map for the creation of 152 residential parcels in the SC-PUD zone within the Greenbriar Planned Unit Development; 4) Site Plan and Design Review for the Tentative Subdivision Map.		
	P22-026	2549 ARENA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Request to construct a multi unit development (282 condo units) consisting of twelve three-story buildings totaling 368,128 square feet. Site to be developed on 6 vacant parcels of 7.97 acres within the Employment Center (EC-40-PUD) Zone and the Arena Corporate Center Planned Unit Development. Request includes a Conditional Use Permit to exceed the 25% residential threshold allowed under the individual PUD, PUD amendment, Site Plan and Design Review, and a Tentative map for condominium purposes.		
	Z21-086	4790 NORWOOD AVE	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		A request to construct 48 attached and detached single unit dwellings (14 total elevations) on a 3.75 acre site in the Multi Unit Dwelling (R-2B) Zone. This request requires entitlements for : 1) Tentative Map to subdivide a vacant parcel into 48 lots; and 2) Site Plan and Design Review for construction 48 homes with deviations to lot depth, setbacks, and lot coverage.		
	Z21-124	5701 SORENTO RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		A request for: 1) Tentative Subdivision Map to subdivide three (3) vacant 106.5-acre parcels into 492 lots (443 residential lots and 49 landscape, private drive, and other parcels); 2) Site Plan and Design Review for the construction of 443 single-unit dwellings in the Agricultural, Open Space (A-OS-PUD) and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development. Requires review at the Director level.		
<b>Approved</b>				
	<b>SIG-2210003</b>	4481 E COMMERCE WAY		
		Preview Approved 5/23/2022	SHARED PLANS w/ SIG-2210006 - install four (4) illuminated menu signs, install three (3) non-illuminated directional signs, install one (1) non-illuminated clearance bar sign, install two (2) sets illuminated channel letters for tenant pylon sign	
<b>Council District - 2</b>				
<b>In Progress</b>				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 2</b>				
<b>In Progress</b>				
	<b>DR20-181</b>	2405 ETHAN WAY Site Plan and Design Review for the construction of a six unit multi-family building in the Multi-Unit Dwelling Zone (R-3) within the Citywide Design Review Area.	Armando Lopez 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
	<b>DR21-124</b>	4240 PINELL ST A request to construct an approximately 5,852 square-foot pre-engineered metal shop building and truck yard on approximately 0.95 net acres in the Light Industrial Zone (M-1-SPD) within the McClellan Heights and Parker Homes Special Planning District. The proposal requires Site Plan and Design Review for the construction of a new shop building and truck yard in the Del Paso Heights Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	<b>DR21-149</b>	2287 COPPER LN Request to construct a new house in the R-2A zone. Detached ADU reviewed under IR21-242.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	<b>DR21-211</b>	3900 FELL ST Applicant is proposing a new detached duplex with an attached ADU for each unit.  Proposed SF: 2459.77 sf Proposed lot coverage: 40.34%	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	<b>DR21-255</b>	500 LEISURE LN Request for Site Plan and Design Review for a 121 four-story market rate apartment project within the General Commercial zone (C-2 LI) and North Sacramento Design Review Area.	Armando Lopez 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
	<b>DR21-268</b>	4450 RALEY BLVD Request for site plan and design review to construct two tilt-up buildings with site improvements in the Light Industrial (M-1(S)-R) zone and Citywide Design Review Area. Building A is 41,466 SF and Building B is 25,280 SF. A Lot Line Adjustment will be performed to have each building on its own parcel.	Armando Lopez 916-808-8239 ALOpezJr@cityofsacramento.org	Staff
	<b>DR21-272</b>	1021 OLIVERA WAY (SEE IR21-423) Request to construct a new detached duplex dwelling unit and attached ADUs on a vacant 0.13 acre parcel in the Single Unit Dwelling Zone (R-1).	Kevin Valente 916 372-6100 kvalente@raneymanagement.com	Staff

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<b>Council District - 2</b>				
<b>In Progress</b>				
	DR22-031		Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to construct a residential multi-unit dwelling complex consisting of 331 dwelling units across 7 buildings in the General Commercial Zone (C-2) within the Citywide Design Review Area. This entitlement adds additional units to previously approved file DR18-209.		
		Modifications may affect CEQA actions taken for the project.		
	DR22-040	4504 RALEY BLVD	Kevin Valente kvalente@raneymanagment.com	Staff
		Request to construct a 3,400 square foot metal building for auto sales use at a vacant 0.51 acre parcel in the Light Industrial (M-1S) Zone. Scope includes a 96 square foot office building, and associated site improvements. Staff Site Plan and Design Review Required.		
	DR22-065	1620 EL MONTE AVE	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		Request to construct a 2,400 square foot residential building consisting of 4 units on a vacant .114 acre lot in the Office Building (OB-SPD) Zone and Del Paso/ Arden Way Special Planning District.		
	DR22-067	3527 MAY ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		(SEE IR22-124) Request to construct a 1,484 square foot single unit dwelling with a 402 square foot attached garage and a 511 square foot attached ADU at a vacant 0.11 acre parcel in the Single Unit Dwelling (R-1) Zone.		
	DR22-070	2315 DOWNAR WAY	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		(SEE IR22-135) Request to construct a 2,529 square foot duplex dwelling unit each with a one car attached garage. Scope includes a 1,196 square foot detached ADU. Located on a vacant 0.45 acre parcel in the Single Unit or Duplex Dwelling (R-1A-SPD) Zone and McClellan Heights/Parker Homes Special Planning District.		
	DR22-074	3540 NORWOOD AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request for Site Plan and Design Review for exterior modifications to an existing commercial building on approximately 0.59 acres in the Limited Commercial zone (C-1-SPD) within the Del Paso Nuevo Special Planning District.		

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<b>Council District - 2</b>				
<b>In Progress</b>				
	<b>DR22-082</b>	1133 LOS ROBLES BLVD Request for Site Plan and Design Review to construct a 100 square foot detached garage addition, a 567 square foot rear addition, an 81 square foot front addition and a 135 square foot covered front porch at an existing 1,355 square foot single unit dwelling with a deviation to exceed the front setback (changing existing but non-conforming front setback) on approximately 0.13 acres in the Single Unit Dwelling (R-1) Zone within the Del Paso Heights Design Review Area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	<b>DR22-087</b>	804 NOGALES ST Build a new 3 bedroom single family residence and a new 2 bedroom ADU  *Please issue Entitlements in Property Owner's name (Marcum Jones)*	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	<b>DR22-088</b>	2455 BOXWOOD ST Build new 2-story house 1,659sf livable 316sf attached garage 89sf porch	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	<b>DR22-090</b>	3330 DOUGLAS ST Request for a 925 square foot detached garage/shop at a 0.37 acre parcel developed with a single family dwelling in the Single Unit Dwelling (R-1) Zone.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	<b>DR22-091</b>	2125 MARCONI AVE Request for Site Plan and Design Review to demolish three existing single-family residences and construct two connected fourplexes totaling 8,516 square feet across two parcels approx. .32-acres in the General Commercial zone (C-2) within the Citywide Design Review Area. No tree permits required per Urban Forestry (Jodi Carlson).	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	<b>DR22-095</b>	2188 CAMBRIDGE ST MODIFY FRONT PORCH		Staff
	<b>P19-019</b>	245 ELEANOR AVE A request to construct a new two-story, 32-bedroom residential care facility with 8-bedrooms for staff residences on a 2.3-acre site in the Single-Unit or Duplex Dwelling (R-1A) zone. The project requires a Conditional Use Permit and Site Plan & Design Review for construction of a 20,349 square foot building. This request requires Planning & Design Commission approval.	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission

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<b>Council District - 2</b>				
<b>In Progress</b>				
	<b>P20-040</b>	901 MAIN AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Rezone of two parcels from Agriculture (A) to Single-Unit or Duplex Dwelling (R-1A); and 2) Tentative Subdivision Map to subdivide 29.56 gross acres into 135 residential lots and 3 open space/detention parcels. Requires City Council approval.		
	<b>P21-002</b>	121 MORRISON AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		A request to construct a new 9,450 square foot heavy truck and trailer repair facility on 2 vacant parcels zoned Light-Industrial (M-1S-LI-PUD) and Agriculture (A). This request includes rezoning the A zoned parcel to M-1S. The request requires a Rezone and Site Plan and Design Review approved by the City Council.		
	<b>P21-020</b>	3201 MARYSVILLE BLVD	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		Request to demolish existing buildings and construct a five-story approximately 122,000 square-foot mixed use building with 108 dwelling units above ground level retail space and construct a new 2,948 square foot mechanics shop, all within the C-2 zone. This request requires a Planning and Design Commission Conditional Use Permit for an auto-service and repair use and Site Plan and Design Review of the new development.		
	<b>P21-039</b>	1717 KATHLEEN AVE	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (delivery-only), and Conditional Use Permit to establish cannabis production (distribution, non-volatile manufacturing), within a 2,400-square-foot tenant space of an existing 9,600-square-foot building, on approximately 0.63 acres, Industrial and Transit-Area Zone (M-T).		
	<b>P21-046</b>	1941 EL CAMINO AVE	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		Request for a conditional use permit and site plan and design review for auto sales in the C-2 zone.		

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<b>Council District - 2</b>				
<b>In Progress</b>				
	<b>P22-005</b>	1436 AUBURN BLVD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (delivery-only), and Conditional Use Permit to establish cannabis production (distribution), in an existing 9,130-square-foot, two-story building, on 0.42 acres in the Light Industrial Zone (M-1). Site Plan & Design Review for minor exterior building and site work. Project requires commission level approval for the dispensary due to residential zoning within 300 feet.		
	<b>P22-007</b>	2041 RENE AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Conditional Use Permit for a Vehicle Storage Yard; 2) Site Plan and Design Review for the construction of a 20,805-square-foot Truck Service Facility (Storage; Repair) in the Light Industrial zone (M-1-SPD) within the McClellan Heights and Parker Homes Special Planning District.		
	<b>P22-018</b>	501 ARDEN WAY	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for:  1) Conditional Use Permit to establish a 9-12 School use.  2) Site Plan and Design Review to remodel an existing 16,316-square-foot vacant building and to install new portable modular buildings totaling 3,840 square feet in the General Commercial zone (C-2-SPD) within the Del Paso/Arden Special Planning District.  Requires review at the Planning and Design Commission level.		
	<b>P22-021</b>	3200 RIO LINDA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Conditional Use Permit for a gas station; 2) Site Plan and Design Review to rebuild a fire-damaged, 1,811-square-foot building in the General Commercial zone (C-2). Gas station has remained in disrepair for a period of over 1 year. Requires Planning and Design Commission level review.		
	<b>Z21-108</b>	4101 TAYLOR ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	
		A request to subdivide one vacant 6.48-acre parcel into 70 lots within the Single Unit or Duplex Dwelling (R-1A) zone. There is no proposed site development with this application. The request requires a Tentative Subdivision Map and Site Plan and Design Review with deviations to lot size and lot depth.		

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<b>Council District - 2</b>				
<b>In Progress</b>				
	Z21-115	2811 DEL PASO BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
		Request for a tentative map and site plan and design review to split one property into two parcels in the Residential Mixed Use (RMX) zone. The property currently has two single-family residences on a single parcel. No new construction proposed at this time.		
	Z21-129	1601 EXPO PKWY	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		Request for a Conditional Use Permit, Site Plan and Design Review, and a Tentative Map to allow for a reverse flow of the existing fueling facility at Costco in the C-2-LI zone.		
	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.		
	Z22-013	150 SILVER EAGLE RD	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		REVIEW ALONGSIDE IR22-050		
		A request to divide 3 parcels totaling approximately 3.03 acres in the R-1 Zone into 23 lots, including two lots for existing residential homes, one lot for a new private drive, and 20 lots for new single-unit dwellings with optional Accessory Dwelling Units (ADUs) on 12 of the lots (see project file IR22-050). The applicant is concurrently applying for a lot line adjustment for 132, 150, and 156 Silver Eagle Road.		
		This request requires a director-level review of a Tentative Map to create the 23 lots and Site Plan and Design Review for the architectural review of the single-unit dwellings and optional ADUs as well as the review of the Tentative Map layout with deviations to lot size (lots 1, 8, 9, 10, 11, 12, 13, 14), lot width (1, 3-12, 14-20), lot depth (1, 2), interior side yard setback (lots 2 and 13), and front porch projecting too far into the front setback area.		
		Could require an initial study/mitigated negative declaration if it's found the project may have a potentially significant effect on the environment. We'll be asking the applicant to have a bio survey completed and if they've had a Phase 1 Environmental Site Assessment prepared.		
<b>Waiting</b>				

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<b>Council District - 2</b>				
<b>Waiting</b>				
	<b>DR20-029</b>	1595 BELL AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request for the development of a new car wash building, covered vacuum stations, vehicle parking lot, and truck parking lot within four parcels totaling approximately 3.8 acres in the Light Industrial Zone (M-1(S)-R). The subject parcels are proposed to be merged into two parcels; the existing gas station site will be modified to allow for new drive aisle access. The project requires staff level Site Plan and Design Review for the development of new cash wash facility and truck parking lot in the Citywide Design Review District.		
	<b>DR22-052</b>	3494 TAYLOR ST	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		Request to construct a new 3,085 square foot single unit dwelling with a 995 square foot attached 3 car garage on a vacant 0.27 acre parcel in the R-1-SPD Zone and the Del Paso Nuevo Special Planning District.		
	<b>P20-016</b>	1536 BELL AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) the Rezone of approximately 0.34 acres from Single-Family Dwelling (R-1) zone to General Commercial (C-2) zone; 2) Conditional Use Permit for two (2) drive-through restaurants; and 3) Site Plan and Design Review to construct a 3,150-square-foot drive-through restaurant, a 2,670-square-foot drive-through restaurant, and a 16,965-square-foot, two-story retail and office building on three (3) parcels (includes a lot line adjustment from 6 to 3 parcels). This request includes an alley abandonment and demolition of two existing structures (commercial & residential). Requires review at the City Council level.		
	<b>Z21-027</b>	1143 BLUMENFELD DR	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to establish Cannabis Production (including cultivation, distribution, and manufacturing), in both existing and proposed buildings totaling approximately 49,000 square feet, on approximately 2.56 acres in the Light Industrial Zone (M-1). Site Plan and Design Review for two new commercial buildings totaling approximately 18,000 square feet, and for the associated site development.		
	<b>Z21-063</b>	133 MOREY AVE	Sierra Peterson	Staff
		A request for the time extensions and site and building modifications to establish a religious facility in the Single-Unit or Duplex Dwelling Zone (R-1A). The project requires Time Extensions to Conditional Use Permit and Site Plan and Design Review for a religious facility, and Site Plan and Design Review for modifications to site and building design within the Strawberry Manor Design Review District.		

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<b>Council District - 2</b>				
Waiting				
	Z21-127	1844 REYNOLDS WAY	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
Conditional Use Permit to establish cannabis production (cultivation) within a proposed building, on approximately 0.51 acres, in the Light Industrial Zone (M-1S-R). Site Plan & Design Review for a proposed 8,400-square-foot two-story building, and associated site development of a vacant lot.				
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<b>Council District - 3</b>				
In Progress				
	DR22-048	600 GARDEN HWY	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Request for Site Plan and Design Review to convert existing commercial space to 6 multi-unit dwelling studio apartments within the General Commercial Zone (C-2-PC-SPD), Northgate Boulevard Special Planning District, and the Parkway Corridor Overlay Zone. Staff Site Plan and Design Review Required.				
	DR22-075	3630 LARCHWOOD DR	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
A request for Site Plan and Design Review for a multi-unit dwelling development consisting of nine detached manufactured homes (6 currently proposed, 3 in the future) on approximately 1.0 acre zoned Multi-Unit Dwelling Zone (R-3) within a 5.06-acre site in the Citywide Design Review District.				
	DR22-089	3773 NORTHGATE BLVD	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
Remodel of existing drive through layout to allow for a two lane entry at an existing McDonalds Drive Thru in the Highway Commercial (HC) Zone. Staff Site Plan and Design Review required.				
	P20-019	3521 TRUXEL RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request to construct a 3,941-square-foot Drive-through Restaurant on a 1.03-acre lot in the Shopping Center (SC-PUD) Zone and located in Natomas Marketplace Planned Unit Development (PUD). The project includes the demolition of an existing 6,585-square-foot former restaurant. The project requires a Commission-level Conditional Use Permit for a Drive-through Restaurant and Site Plan and Design Review.				
	P21-008	920 SAN JUAN RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	City Council
A Request to 1) Rezone two Agriculture (A) zoned parcels to the Multi-Unit Dwelling zone (R-2B) zone; 2) General Plan amendment to designate the site from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD); 3) Tentative Subdivision Map to create 79 residential lots; and 4) Site Plan and Design Review to construct 79 units (both single-unit and duplex-dwellings) on a vacant 9.17-acre parcel, and 5) a Conditional Use Permit for a gated development.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 3</b>				
<b>In Progress</b>				
	<b>P22-003</b>	2391 NORTHVIEW DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning Director
		Request to rezone a vacant 0.64 acre parcel in the Single Unit or Duplex Dwelling (R-1A) Zone to Multi Unit Dwelling (R-3) Zone and construct a 25,894 square foot multi unit development consisting of 19 units.		
	<b>P22-012</b>	0 GATEWAY OAKS DR	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Conditional Use Permit for off-premise alcohol sales; 2) Conditional Use Permit for tobacco sales; and 3) Site Plan and Design Review for the construction of 3 new commercial buildings on 3 vacant parcels (2.97 acres total) in the Shopping Center zone (SC-PUD) within the Metropolitan Center PUD. Requires review at the Planning and Design Commission level.		
		Note: This project proposes to relocate the existing deemed Conditional Use Permits for alcohol (License 463761) and tobacco sales (License 08-007187) within the same retail center at 2550 W El Camino Ave, #1 (A1 Mart).		
	<b>P22-019</b>	3881 E COMMERCE WAY	Garrett Norman 916-808-7934 gnorman@cityofsacramento.org	Planning and Design Commission
		A request for: 1) Conditional Use Permit for a Retail Store over 60,000 square feet; 2) Site Plan and Design Review for the construction of a 160,526-square-foot retail store in the Shopping Center zone (SC-PUD) within the Natomas Crossing Area 3 Planned Unit Development.		
		Requires Planning and Design Commission approval.		
	<b>Z22-024</b>	3611 TRUXEL RD	Kevin Valente 916-372-6100 KValente@raneymanagement.com	
		Applicant is proposing to expand the Tool Rental section of Home Depot by adding a 2,240 SF and a 1,030 SF fenced enclosure. In addition, they are designating 10 stalls for Equipment Rental drop-off and pick-up and 8 stalls for Truck Rental. The rental trucks are only for the transport of merchandise purchased at the store.		
		Requires a CUP minor mod and SPDR for the expansion.		
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>DR19-366</b>	4462 H ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		Request to demo a 700 square foot SFR and detached garage with a new two story 2240 square foot SFR and a 840 square foot accessory dwelling unit with attached garage in the single unit dwelling (R-1) zone.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	DR21-138	601 DOS RIOS ST Request to construct a 43,154 square foot mixed-use development that includes commercial condominiums, live/work units, and clubhouse on a 2.09-acre project site within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD). This request requires commission-level review of a tentative map for condominium ownership, a conditional use permit for storage, and site plan and design review of the tentative map and site improvements.	Danny Abbes dabbes@cityofsacramento.org	Staff
	DR21-154	1201 R ST A request for the exterior modifications to an existing restaurant building and the addition of shipping containers at the front and rear of the site for restrooms, gathering spaces, and decorative elements within three parcels totaling approximately 0.27 acres in the Residential Mixed Use Zone (RMX-SPD) within the Central City Special Planning District. The project requires Director level Site Plan and Design Review with front yard and rear yard setback deviations for exterior building modifications and addition at an existing commercial development in the Central City Neighborhood Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Design Director
	DR21-237	1617 J ST Site Plan and Design Review for a 7-story plus basement mixed-use building, located on a 1/2-block site in the C-2-SPD zone within the Central Core Design Review District. Retail at Level 1, with parking above and below. 347,063 square feet with 39,904 square feet allocated to retail use and 200 apartment units at Levels 3-7. Removal of City Tree proposed.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR21-251	Site Plan and Design Review to construct three (3) buildings on a 3.4-acre parcel in the Railyards for retail and 432 residential units. The single-story Retail Pavilion is 3,054+/- square feet of retail; the 5-story West Building is 144,800 +/- square feet of residential; and the 7-story East Building is 376,469+/- square feet of residential.	Karlo Felix 916-808-7183 kfelix@cityofsacramento.org	Staff
	DR22-022	616 37TH ST Applicant is proposing to demolish an existing SFR in order to construct a new 2,800 sf SFR  Proposed lot coverage: 39.91%	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	DR22-027	1300 U ST Site Plan and Design Review of site improvements to an existing 25,000 square foot office building proposed for California Highway Patrol occupancy use.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>DR22-028</b>	1800 24TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		A request for Site Plan and Design Review to demolish an existing 25,371 square foot industrial warehouse and construct a new 42,700 square foot theater building at a 0.59 acre site located in the General Commercial (C-2-SPD) Zone and Central City R Street Corridor Special Planning District.		
	<b>DR22-035</b>	3000 L ST	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		Applicant is applying to demolish the existing building at 3000 L St. and construct a new 133 room hotel.		
	<b>DR22-041</b>	2131 16TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
		Site Plan and Design Review to construct a five-story, 57,950 square foot, mixed-use building with 60 multi-unit dwellings and 4,634 square feet of commercial space within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review for the building and site improvements with deviations to transitional height and multi-unit open space standards.		
	<b>DR22-044</b>	423 28TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		(Case #21-050390) Request to replace/rebuild 3 stairways of an existing multi unit dwelling. Site Plan and Design Review Required.		
	<b>DR22-045</b>	1416 S ST	Kevin Valente kvalente@raneymanagment.com	Staff
		Applicant is proposing repairs to existing chain link fence, new LED pole heads, and power to an existing rolling gate.		
	<b>DR22-049</b>	1028 2ND ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		REVIEW BY PRESERVATION BUT DR FILE: Tenant Improvement, occupancy from 49 to 207, replace of lights to LED Chandeliers, new door to office, change or veranda to balcony for seating area. Work without a permit Code Case #20-025446.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>DR22-057</b>	2031 K ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Site Plan and Design Review to demolish the existing building at 2031 K Street and construct mixed use development with 296 dwelling units across 3 parcels (2031 K St, 2025 K St, and 2015 K St.) within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). Requires review at the Director Level for deviations to height and floor area ratio. Demolition requires historic evaluation.		
		At the time of submittal, this application exceeds FAR. Staff have authorized the submittal of this application prior to the adoption of the new General Plan update that may allow this proposal to comply with FAR.		
		2025 K St. is under different ownership than the other two lots; second Letter of Agency included in the application.		
	<b>DR22-060</b>	201 N ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Design Director
		Request for a 32-story, 587,685 square foot, mixed-use development with 248 dwelling units and 90,548 square feet of commercial on a 2.58-acre site within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of Site Plan and Design Review of the proposed buildings and site improvements and a Tree Permit to remove private protected trees and city trees.		
	<b>DR22-068</b>	1908 H ST	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		Request to construct a multi-unit building consisting of three dwelling units and two attached accessory dwelling units (ADU) within an approximately 0.15-acre parcel with an existing duplex dwelling in the Multi-Unit Dwelling Zone (R-3A-SPD) within the Central City Special Planning District. (Also see IR22-125 for review of ADUs.) Project requires staff level Site plan and Design Review for new multi-unit building within the Central City Design Review District.		
	<b>DR22-069</b>	572 38TH ST	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request to construct a 112 covered front porch at an existing 1,127 SF dwelling in the single-unit dwelling R-1 zone. Staff site plan and design review required.		
	<b>DR22-084</b>	1330 H ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Request for Site Plan and Design Review to install approximately 150 linear feet of fencing on a 0.22 acre commercial lot in the General Commercial Zone (C-2-SPD) within the Central City Special Planning District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>DR22-085</b>	5276 I ST Interior remodel of primary bedroom including addition to create new office, master bath and walk in closet per plans. Remodel of hall bathroom and hallway per plans.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Design Director
	<b>DR22-092</b>	2025 16TH ST Existing quonset huts metal arch building used as a motor vehicle repair garage will be converted into a new restaurant in the C-2-SPD zone.  Including demolition and construction of partitions and doors, new ceiling grid and tile, new light fixtures, HVAC grilles, new outlets, and new finishes. The existing mechanical, plumbing, and electrical are modified as needed to accommodate the new layout.	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
	<b>DR22-100</b>	700 42ND ST Review with IR22-205. Existing single family dwelling with 100 square foot addition. New detached garage with ADU above		Staff
	<b>P19-023</b>	6201 S ST 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.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
	<b>P21-023</b>	601 DOS RIOS ST Request to construct a 43,154 square foot mixed-use development that includes a storage facility site, live/work units, and a clubhouse on a 2.09-acre site within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD). This request requires commission-level review of a tentative map for condominium ownership, a conditional use permit for storage, and site plan and design review of the tentative map and site improvements.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>P21-024</b>	211 N 16TH ST	Angel Anguiano aanguiano@cityofsacramento.org	City Council
		<p>Proposal for a mixed-use development. The project includes: (1) an Ordinance amending Title 17 of the Sacramento City Code to rezone three sites totaling ±5.23-acres from the Heavy Commercial (C-4-SPD) zone to the General Commercial (C-2-SPD) zone within the River District Special Planning District (SPD); (2) Site Plan and Design Review for demolition of one building and alterations to two buildings, the construction of four mixed-use buildings with ±525 dwelling units and ±70,887 square feet of commercial space with deviations to building height and multi-unit open space standards within the C-2-SPD zone, River District SPD, and North 16th Street Historic District; and (3) Tree Permit to remove three City trees. The Preservation Commission will make a recommendation to the City Council, who will make a final decision. A public notice will be sent in advance of each hearing.</p>		
	<b>P21-032</b>	620 15TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	City Council
		<p>Request for a five-story, 35,035 square foot, mixed-use building on a 0.22-acre project site within the General Commercial (C-2-SPD) and Multi-Unit Dwelling (R-3A-SPD) zones, the Central City Special Planning District (SPD), and the Old Washington School Historic District. This request requires council-level review of a Rezone from the R-3A-SPD zone to the C-2-SPD zone; Tentative Map for condominium purposes; and Site Plan and Design Review of the tentative map, building, and improvements with deviations to height standards and guidelines and a request for a Significant Community Benefits for exceeding the FAR.</p>		
	<b>P21-038</b>	1310 C ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Planning and Design Commission
		<p>Request to develop a 0.58-acre project site with 16 townhomes within the Central City Special Planning District (SPD). This request requires council-level review of: (1) General Plan Amendment from Employment Center Low Rise (ECLR) to Traditional Neighborhood Medium (TNMD); (2) Rezone from Light Industrial (M-1-SPD) to Multi-Unit Dwelling (R-3A-SPD) zone; (3) Tentative Map to subdivide two parcels into 16 lots; (4) Site Plan and Design Review of the tentative map and site improvements; and (5) Tree Permit to remove a City tree.</p>		
	<b>P22-010</b>	2122 X ST	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		<p>Conditional Use Permit to establish a Cannabis Dispensary (delivery-only) in two existing buildings totaling 3,713 square feet on 0.30 acres in the General Commercial Zone, and within the Central City Special Planning District (C-2-SPD). Site Plan &amp; Design Review for proposed and existing site work, and to change a residential structure (2122 X St.) into a commercial use. Deviations TBD. The existing 4-unit apartment building at 2116 X St. is to be retained on the project site. Project requires Commission level CUP because site is within 600 feet of a qualifying tobacco retailer.</p>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>P22-014</b>	2300 J ST	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (storefront with delivery) within an existing ±13,883-square-foot retail building (two-story with ground floor parking garage and 3rd floor penthouse), on approximately 0.15 acres in General Commercial Zone, and within the Central City Special Planning District (C-2-SPD). (CORE applicant). Project requires commission level CUP due to two tobacco retailers and a faith congregation within 600 feet, and a residential zone within 300 feet.		
	<b>P22-027</b>	2711 CAPITOL AVE	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Planning and Design Commission
		Request to convert the existing residential care facility to a mixed-use development on a site located within the Hospital (H-SPD) and Office Building (OB-SPD) zones and the Central City Special Planning District (SPD). No additional square footage is proposed. This request requires council-level review of a Rezone from the H-SPD and OB-SPD zones to the General Commercial (C-2-SPD) zone, and Site Plan and Design Review of the conversion.		
	<b>PB21-003</b>			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.		
	<b>PB21-012</b>	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.		
	<b>PB21-015</b>	2010 N ST	Sierra Peterson	Staff
		A request to construct 9 residential units in two, three-story multi-family buildings, with a total of 7,279+/- square feet on approximately 0.10-acre parcel in the General Commercial (C-2-SPD) zone, Central City Special Planning District and 20th and N Street Historic District. Applicant is proposing to demolish the existing buildings. Applicant is applying for admin parking permit. Review alongside IR21-269		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>PB21-018</b>	405 15TH ST  (SEE IR21-337) Request to construct a 1,984 square foot duplex and two 964 square foot attached ADUs on a vacant 0.08 acre parcel in the R-3A-SPD Zone and within the Central City SPD and Old Washington School Historic District. Staff SPDR required.	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Staff
	<b>PB21-019</b>	2522 P ST  Request to raise the existing residence and shift the building 8" to the west, create a new unit in the first floor space, add new attached garages at the rear, and convert the attic into living area in the R-3A-SPD zone, Winn Park Historic District.		Staff
	<b>PB21-023</b>	920 U ST  Site plan and design review entitlements to remodel and existing 1,847 square foot duplex the Single Unit and Duplex Dwelling zone (R-1B-SPD), the Central City Special Planning District, and the South Side Historic District including constructing a new 500 square foot addition, a new roof deck, and exterior stairs. The basement would be converted into a new Accessory Dwelling Unit, which is a ministerial project being reviewed concurrently under Project Record Number IR21-378.	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	<b>PB22-001</b>	2009 F ST  Applicant is proposing to change out all windows and trim to restore historic appearance. This is a HDB case.	Henry Feuss 9168085880 hfeuss@cityofsacramento.org	Staff
	<b>PB22-002</b>	1315 22ND ST  (SEE IR22-046) Request to repair fire damage and convert the basement of an existing bed and breakfast into an ADU. The site is located in the R-3A-SPD Zone, Central City Special Planning District and Capitol Mansions Historic District. Scope includes new windows, siding, a new carport and new balcony. Site Plan and Design Review required.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	<b>PB22-003</b>	401 13TH ST A  Applicant is applying for SPDR to correct unpermitted work done to 401 13th St. This includes work to the exterior stairs, deck, and a number of windows.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	<b>PB22-005</b>	913 24TH ST  Concurrent IR22-113. Applicant is applying to add 2 ADUs to an existing duplex, as well as replace 4 windows wood windows and add an additional 4 wood windows, redo the front stairs, and add rear stairs and stair landing.  No changes to building footprint.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	<b>PB22-006</b>	915 24TH ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		CONCURRENT FILE IR22-116 - EXTERIOR REMODEL FOR DUPLEX ONLY. ADU SEPARATE APPLICATION. Convert basement to Add (2) Attached ADU's to existing Duplex. Existing basement space is currently unconditioned space. Remodel and reconfigure upper level and maintain as 2 separate units. Replace existing windows with similar wood windows. Replace front porch with similar new front porch. Relocate electrical meter panel from alley location to rear of units per smud predetermined approved location. Provide new plumbing, HVAC and electrical for entire structure for 4 unit configuration. Restore upper level ceiling to 10' height by removing existing 8' ceiling.		
	<b>PB22-007</b>	628 15TH ST	Sierra Peterson 9168087181 speterson@cityofsacramento.org	Staff
		Building alfresco pop-up restaurant featuring mobile food trailer. Grading land, adding 2-3" compacted AB as ground cover, building a 60sf bar, building seating for up to 42 patrons, building planters, and installing a 6' fence around the seating area, food trailer, and bar. There will be no irrigation or permanent utilities brought to the site. We need temp power on site.		
	<b>PB22-008</b>	2515 T ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		dwelling buildout in basement 1410 sqft		
	<b>PB22-009</b>	1528 E ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Request for Site Plan and Design Review for a three-story, 13,197 square foot, mixed-use building on a 0.15-acre project site within the General Commercial (C-2-SPD), the Central City Special Planning District (SPD) and the Old Washington School Historic District. This request requires a waiver for required off-street parking (Administrative Parking Permit).		
	<b>PB22-010</b>	2409 I ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Request to replace rear exterior wooden stairs with a metal spiral staircase at an existing triplex in the Multi Unit Dwelling Zone (R-3A-SPD), and also within the Central City Special Planning District and Boulevard Park Historic District. Site is a contributing resource. Case 22-007923		
	<b>PB22-011</b>	1022 G ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Request to convert an existing 8,618 square foot office building into a dormitory use with 20 bedrooms. Exterior changes include the replacement of 6 windows. Site is located in the Residential Office (RO-SPD) Zone, and the Central City Special Planning District. Site is a Historic Landmark.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	PB22-012	2420 L ST Request to construct a 502 square foot rear addition and a 277 square foot deck at an existing 2,546 square foot single unit dwelling. Site is located in the Multi Unit Dwelling (R-3A-SPD) Zone, and within the Central City Special Planning District and Capitol Mansions Historic District. Site is a Contributing resource.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	PB22-013	1417 EGGPLANT ALY Review alongside IR22-179. Applicant is proposing 1 new SFR and 1 new ADU at 1417 Eggplant Aly. Requires a deviation for a substandard rear setback and a deviation from the Historic District Plans that discourages surface parking in front of an alley unit		Preservation Director
	PB22-014	1617 18TH ST RENOVATE EXISTING RETAIL BUILDING AND CONVERT TO A RESIDENTIAL LIVING SPACE. RAISE THE PARAPET 4' TO ACCOMMODATE A HIGHER CEILING AND TO ACCOMODATE NEW ROOF FRAMING. SMALL ADDITION TO ENCLOSE STAIR ACCESS TO A ROOF PATIO. 3 BEDROOM, 2.5 BATH, 2 CAR GARAGE RESIDENTIAL UNIT.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Preservation Director
	PB22-015	605 22ND ST Historic- Repair front and rear stairs.	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
	Z20-127	246 6TH ST Request for temporary stand-alone parking facilities with deviations and waivers of certain development standards within the Central Business District (C-3-SPD) zone and within the Railyards Special Planning District (SPD). This request requires director-level review of a conditional use permit (CUP) and site plan and design review (SPDR).	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	
	Z21-111	2100 Q ST Tentative Map to subdivide two existing lots totaling 9.08 acres into three lots, with a request for a waiver of a parcel map within the General Commercial Zone (C-2-SPD) and within the Central City Special Planning District. Site Plan & Design Review of the Tentative Map which contains a 380,874 square foot building on the existing north lot (2100 Q Street). No new development is proposed.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	

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<b>Council District - 4</b>				
<b>In Progress</b>				
	Z21-118	1701 R ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		Request for a five-story mixed-use development with 65 dwelling units and 1,065 square feet of retail on a 0.9-acre project site within the Residential Mixed Use (RMX-SPD) zone and the Central City Special Planning District (SPD). This request requires director-level review of a Tentative Map to split the parcel into two lots with a request for a parcel map waiver, and Site Plan and Design Review of the proposed building and site improvements with deviations for front-yard and rear-yard setbacks.		
	Z21-121	520 S ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		Request to subdivide a 0.15 acre lot and construct a 3,562 square foot duplex and 2,209 square foot structure with two accessory dwelling units (ADUs) (see IR21-382) within the Residential Office (RO-SPD) zone, Central City Special Planning District (SPD), and South Side Historic District. This request requires director-level review of a Tentative Map to subdivide the project site, Site Plan and Design Review of the tentative map, buildings, site improvements, and demolition of a garage with deviations for ADU setbacks.		
	Z21-125	1515 T ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		Request to split the project site into three lots to construct a single-unit dwelling with attached accessory dwelling units (see also IR21-396) 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 project site, Site Plan and Design Review of the tentative map, buildings, and site improvements.		
	Z21-128	1619 N ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		Request to redevelop a 1.18-acre property at 1619 N Street with a mixed-use development within the High-Rise Residential (R-5-SPD) zone and the Central City Special Planning District (SPD) on a property listed on the Sacramento Register of Historic and Cultural Resources (Register). The proposal includes 102 multi-unit dwellings, seven single-unit dwellings, and the adaptive re-use of the former school building. This request requires director-level review of a Tentative Map to divide the site into nine lots, Site Plan and Design Review of the tentative map, alterations to a historic resource, new buildings, and site improvements with deviations for lot size, lot width, lot depth, lot coverage, and rear-yard tower setback.		
	Z22-015	416 S ST	Henry Feuss 916-808-5880 HFeuss@cityofsacramento.org	Staff
		Request to split a 0.15-acre property into two lots with each of the existing buildings on separate lots within the Residential Office (RO-SPD) zone, Central City Special Planning District (SPD), and 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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>In Progress</b>				
	Z22-027	509 T ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	
		Request to split a 0.15-acre property within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the South Side Historic District. The proposal includes the construction of a duplex with two accessory dwelling units (ADUs) on each lot. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map, buildings, and site improvements. The ADUs are being reviewed under Record No. IR22-126.		
	Z22-028	621 15TH ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	
		Request to split a 0.15-acre property within the General Commercial (C-2-SPD) zone, Central City Special Planning District (SPD), and the Old Washington School Historic District. The existing multi-unit dwelling will be retained and a new single-unit dwelling will be constructed. This request requires director-level review of a Tentative Map to subdivide the property and Site Plan and Design Review of the tentative map, buildings, and site improvements.		
	Z22-038	2219 H ST		
		Review with IR22-202. Request to subdivide an existing 6,485 lot in the R-3A-SPD zone. No new construction. Requesting deviations for rear yard setback for Parcel 1 from 15' to 4.2' and Parcel 2 lot depth from 80' to 64.1'. Requesting deviation for required open space to be part of the rear yard setback area.		
<b>Approved</b>				
	<b>DR21-273</b>	2629 5TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	Approved 05/19/2022	Request for Site Plan and Design Review to construct a 252 unit apartment complex at 2629 5th Street in the Multi-Unit Dwelling Zone (R-4A) within the Citywide Design Review Area and the West Broadway Specific Plan. Requires tree permit for removal of 5 trees.		
	<b>DR22-009</b>	1381 SWALLOWTAIL AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	Approved 05/13/2022	A request for Site Plan and Design Review for the construction of 116 multi-unit dwellings and a 6,495 square-foot one-story early childhood center on approximately 3.25 net acres in the High-Rise Residential Zone (R-5-SPD) within the River District Special Planning District. Project requires review at staff level.		
	<b>DR22-063</b>	1708 59TH ST	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Staff
	Approved 05/16/2022	Applicant is applying to demolish 3 buildings (buildings F, H and J) at 1708 59th Street. Cap utilities and abandon.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
<b>Approved</b>				
	<b>SIG-2210340</b>	1610 R ST 100		
	Preview Approved 5/24/2022	install one (1) illuminated wall sign, install one (1) illuminated blade sign, install one (1) non-illuminated window-visible interior wall sign, install five (5) window vinyl signs.		
	<b>SIG-2210432</b>	1028 2ND ST		
	Preview Approved 5/25/2022	NEW PERMIT TO COMPLETE EXPIRED SIG-1009896 1 attached hanging sign, 32" x 48" = 10.7 sq ft, copy: Chinese-West Medical Center, Massage Therapy, Reflexology Acupuncture"		
	<b>Z22-007</b>	1323 DEMOCRACY ALY	Zach Dahla	Zoning Administrator
	Approved 05/12/2022	A Tentative Map to subdivide a ±0.8-acre parcel for condominium purposes resulting in three airspace residential units within a previously approved triplex located in the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Washington Historic District.	916-808-5584 zdahla@cityofsacramento.org	
<b>Waiting</b>				
	<b>P18-078</b>	301 CAPITOL MALL	Matthew Sites	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.	916-808-7646 msites@cityofsacramento.org	
	<b>P21-027</b>	851 RICHARDS BLVD	Robert W. Williams	Planning and Design Commission
		Conditional Use Permit to allow a storefront cannabis dispensary of 5,890 square feet and a delivery-only cannabis dispensary of 4,950 square feet in a 23,263-square-foot building, on approximately 1.40 acres in the General Commercial Zone, and within the River District Special Planning District (C-2-SPD). Site Plan & Design Review (SPDR) form minor renovations of a commercial building. (Initially submitted as file P21-016).	916-808-7686 rwwilliams@cityofsacramento.org	
	<b>PB20-007</b>	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.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
Waiting				
	PB20-042	2023 T ST		Staff
		A request for Site Plan and Design Review entitlements to construct a new 3,442 sq. ft. single unit dwelling and 977 sq. ft. detached accessory dwelling unit above a 814 sq. ft. three-stall garage at 2023 T Street on a .15-acre vacant parcel. The lot is located within the General Commercial Zone and the Central City Special Planning District (C-2-SPD) and the Poverty Ridge Historic District.		
	PB21-007	1724 U ST		Staff
		A request for Site Plan and Design Review to convert an existing 1,280 square foot single dwelling unit into a 2,717 square foot duplex and construct a new two story 819 square foot garage fronting Uptown Alley, with a 750 square foot accessory dwelling unit (ADU) on the second floor. The project site is located at 1724 U Street and is within the Single Unit and Duplex Dwelling Zone and the Central City Special Planning District (R-1B-SPD). The existing building on the site is a Landmark listed in the Sacramento Register of Historic and Cultural Resources. The ADU and three-car garage is being tracked under project record IR21-084.		
	PB21-014	1917 6TH ST	Sean de Courcy	Staff
		916-808-2796 sdecourcy@cityofsacramento.org Applicant is proposing the conversion of existing permitted structure into SFR with attached ADU. The proposed conversion will not change the existing footprint of the building.  The total square footage of both units will be 1608 SF.  Applicant is interested in Concurrent Review for this application.		
	PB21-025	2115 21ST ST	David Hung	Preservation Director (SFR/DUP)
		916-808-5530 dhung@cityofsacramento.org A request to construct a detached garage and a detached accessory dwelling unit (ADU) on an approximately 0.46-acre landmark parcel with an existing single-unit dwelling in the Residential Office Zone (RO-SPD) within the Central City Special Planning District. The project requires Director level Site Plan and Design Review with deviation to allow garage in front of the front facade of dwelling for the construction of a detached garage for an existing single-unit dwelling in the Poverty Ridge Historic District. (The ADU is processed concurrently on application IR21-425.)		
	Z20-020	1 CAPITOL MALL	Matthew Sites	Zoning Administrator
		916-808-7646 msites@cityofsacramento.org Request to exceed the allowed sign square-footage and number of attached signs in the C-3 SPD. This request requires Zoning Administrator Variance.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 4</b>				
Waiting				
	Z20-062	225 JIBBOOM ST	Sierra Peterson 916-808-7181 speterson@cityofsacramento.org	Zoning Administrator
Request to redevelop an existing gas station with a new fuel canopy, dispensers, convenience store, and car wash on a 0.63-acre project site within the General Commercial (C-2-SPD) zone and River District Special Planning District (SPD). All existing facilities will be demolished. This request requires director-level review of a major modification and site plan and design review.				
<b>Council District - 5</b>				
In Progress				
	DR19-361	5936 FREEPORT BLVD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
A request to develop an ambulance transportation dispatch facility and fish market restaurant on a ±0.63-acre vacant parcel within the General Commercial Executive Airport Overlay 4 (C-2-EA-4) zone. The request requires Site Plan and Design Review.				
	DR21-079	2938 LA SOLIDAD WAY	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
Request to construct a new SFR behind an existing house that is proposed to be converted to an ADU (IR21-117).				
	DR21-184	3334 MARTIN LUTHER KING JR BLVD	Kevin Valente 916-372-6100 kvalente@raneymanagement.com	Staff
Request to construct a new single family dwelling at a vacant 0.04 parcel in the Limited Commercial C-1) Zone. Staff Site Plan and Design review required.				
	DR21-201	3241 W ST	Kevin Valente 916-372-1600 kvalente@raneymanagement.com	Staff
Applicant intends to construct two 3 story duplex on two lots (3241 and 3555 W St).  Proposed lot coverage: ~54%				
	DR21-244	4050 FLORIN RD	Kevin Valente 916 372-6100 kvalente@raneymanagement.com	Staff
Request for site plan and design review to construct a new 4,719 sq ft retail building and install a 500-gallon propane tank and dispenser in the C-2 zone.				
	DR21-260	3152 43RD ST	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
Request to construct a new two-story 1,549 square foot single-unit dwelling, with a 246 square-foot garage and 28 square-foot porch on a vacant 0.06-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Oak Park Design Review District. Staff Site Plan and Design Review required.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b>				
<b>In Progress</b>				
	DR22-032	3904 DEEBLE ST	Kevin Valente 916 372-6100 kvalente@raneymanagement.com	Staff
Applicant is proposing a new 4572 sf office building.				
	DR22-033	3921 36TH ST 2	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
A request to construct a new single-unit dwelling with attached garage and two detached accessory dwelling units (ADUs) within approximately 0.05 acres in the Single-Unit Dwelling Zone (R-1). The project requires staff level Site Plan and Design Review for a new single-unit dwelling in the Oak Park Design Review District. (Proposed accessory dwelling units being processed concurrently under file IR22-053.)				
	DR22-056	4029 34TH ST	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
A request for: Site Plan and Design Review to construct a new single-unit dwelling on each of three vacant parcels in the Single-Unit Dwelling Zone (R-1) within the Oak Park Design Review District. Two elevation types are proposed.				
	DR22-062	6457 ROMACK CIR	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
Request for Site Plan and Design Review to construct 2 patio covers of 351 and 236 square feet and construct a 457 square foot attached ADU at a site developed with a single family residence Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Refer to IR22-101 for ADU review. (Open Case 18-029270)				
	DR22-097	3300 38TH ST		Staff
(SEE IR22-196) Request to construct a 1,590 square foot single unit dwelling with a 250 square foot attached garage and two 600 square foot detached ADUs at a vacant 0.12 acre parcel in the Single Unit Dwelling (R-1) Zone.				
	DR22-099			Staff
See IR22-197 Currently a vacant lot with proposed New construction of 1590 sq ft single family residence on vacant lot. Also addition of 2 detached ADUs, which total 1200 sq ft.				
	P21-040	3411 5TH AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	City Council
The applicant is proposing to rezone nine parcels from the Multi-Unit Dwelling zone (R-2B) to the General Commercial Zone (C-2), Single-Unit Dwelling or Duplex Dwelling zone (R-1B) to the Multi-Unit Dwelling zone (R-4), Single-Unit Dwelling zone (R-1) to the Multi-Unit Dwelling zone (R-4), and Single-Unit Dwelling (R-1) and Multi-Unit Dwelling zones (R-4-R) to the Multi-Unit Dwelling zone (R-4A), totaling approximately 11.82 acres.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b>				
<b>In Progress</b>				
	<b>P21-041</b>	2380 16TH AVE  A request to rezone 4 vacant parcels totaling 0.3-acres in the Single-Unit Dwelling R-1 and Heavy Commercial C-4 zones to the Multi-Unit Dwelling R-4 zone, and to construct two new residential buildings with a total of 16 dwelling units. The request requires a Rezone and Site Plan and Design Review entitlements.	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	City Council
	<b>P21-044</b>	6233 MACK RD  Conditional Use Permit to establish a cannabis dispensary (storefront with delivery) within an existing ±2,889-square-foot tenant space of an existing ±64,690-square-foot retail building, on approximately 7.6 acres in the General Commercial zone (C-2). (CORE applicant). Dispensary project requires commission level CUP due to multiple tobacco retailers within 600 feet and a residential zone within 300 feet.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
	<b>P22-001</b>	5625 HELEN WAY  Reasonable Accommodation - Fence Deviation - Partial side-yard fence supplement 36' long x 6'10" tall	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning Director
	<b>P22-002</b>	4749 14TH AVE  Conditional Use Permit to establish a cannabis dispensary (storefront with delivery) within an existing ±2,680-square-foot retail building, on approximately 0.12 acres in the General Commercial Zone (C-2-SPD) and within the Broadway/Stockton Special Planning District. Site Plan & Design Review for proposed exterior building renovations. Dispensary project requires commission level CUP because the location is within 300 feet of a residential zone, and within 600 feet of at least three faith congregations, and with 600 feet of a least one tobacco retailer of less than 15,000 square feet area.	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
	<b>P22-004</b>	6945 LUTHER DR  Conditional Use Permit to establish a cannabis dispensary (delivery-only), and, Modification of existing cannabis production Conditional Use Permit (file #'s Z21-073, Z17-213, Z18-227), in an existing 9,000-square-foot building, on 0.55 acres in the Light Industrial Zone (M-1S).	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b>				
<b>In Progress</b>				
	<b>P22-008</b>	4621 MACK RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		A request to subdivide one parcel into three parcels and construct a new car wash and new commercial building with drive-through restaurant service on a 13.5-acre shopping center site within the General Commercial (C-2) zone. The project requires a Tentative Parcel Map to subdivide one parcel into three parcels, a Conditional Use Permit for an automobile use (car wash) in the C-2 zone, a Conditional Use Permit for a drive-through restaurant in the C-2 zone, and Site Plan and Design Review for the construction of the car wash and commercial building, facade enhancements to existing buildings, and associated site improvements.		
	<b>Z22-018</b>	3901 Y ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	
		A request to subdivide one 0.48-acre lot into five lots within the Single-Unit Dwelling (R-1) Zone. The existing dwelling unit will be retained and no new structures are proposed at this time. The request requires a Tentative Map to subdivide the project site and Site Plan and Design Review of the tentative map with deviations to lot size and lot width.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b> <b>In Progress</b>				
	Z22-034	1920 34TH AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b> <b>In Progress</b>		<p>Community Garden over 1 acre with new accessory structures  Primary functions:</p> <p>Organic production of fruit/veg and nursery starts within a non-profit farm and nursery, education and workforce development, onsite and mail-order retail.</p> <p>Hours of operation: Monday - Saturday, 830 am - 430 pm. All of the above activities will be limited to these hours.</p> <p>Number of Employees: 10-12 full time employees on site at any given time</p> <p>Mail order retail encompasses approximately 90% of total sales. Onsite retail will make up approximately 10% of total sales and will be available M-Sat 830-430pm, rather than the previous idea to limit it to a short weekend timeframe, so as to spread out visits and avoid clustered/limited retail opportunities that may have otherwise clogged parking.</p> <p>Structures: We are proposing no new buildings, and there are no existing buildings onsite. The only structure that is currently onsite is the existing lath house, which will be used for plant production. The nursery component of this project (run by Planting Justice) proposes to build temporary nonpermanent structures, including an outdoor sales kiosk to house our point-of-sale for customer check-out, an office trailer that will only be utilized by onsite staff (for an office, bathroom, and break room), one greenhouse, and three shade houses assembled from prefabricated kits, for plant propagation. The farm component of this project (run by sublessee Three Sisters Gardens) also proposes to build temporary non-permanent structures to support farm operations, including two shipping containers for storage, a walk-in cooler, and a greenhouse. The City of Sacramento will be providing a City-owned trailer to be used onsite for staff use only, providing space for a staff office, break room, and staff bathrooms (public restrooms will be porta-potties). All of these new structures are shown on the accompanying site plan.</p> <p>Educational Programming: Planting Justice and Three Sisters Gardens will offer youth and adult educational programming to provide opportunities for beginning farmers to learn about organic nursery and food production. All educational programming will be outdoors in the farm/nursery, and will be attended by 5-12 participants at a time.</p> <p>Anticipated number of deliveries/trucks</p> <ul style="list-style-type: none"> <li>- UPS: UPS truck ("box truck" roughly 20-24' in length) will arrive once/daily M-F towards the end of the workday to pick up boxes of potted trees which will be shipped to customers across the continental U.S.</li> <li>- Soil: Six deliveries of potting soil per year. Dump truck from local vendor, approximately 18-20' in length</li> <li>- Pots: 4-6x/year receipt of plastic pots, delivery by non-local vendor. Short box truck or equivalent</li> <li>- Seeds/plants: once/monthly delivery of seeds and plants from other nurseries including PJ's nursery in Oakland. Short box truck or equivalent</li> <li>- Outgoing produce to be transported via a standard pickup truck</li> </ul>		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 5</b>				
In Progress				
	Z22-039	3448 Y ST		
Review along with IR22-200-Applicant is applying for Tentative Map to split 1 lot into 2. Applicant is requesting a deviation for lot depth in the R-2B Zone				
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Approved				
	<b>DR22-016</b>	7789 LA MANCHA WAY	Kevin Valente	Staff
	Approved 05/13/2022	Request to construct a 1,076 sf addition and related site improvements to an existing 45,108 square foot multi-family building in the General Commercial (C-2) Zone. Scope includes the reduction of 126 parking spaces to 70 parking spaces.	916 372-6100 kvalente@raneymanagement.com	
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<b>Council District - 6</b>				
In Progress				
	<b>DR21-034</b>	8340 BELVEDERE AVE	Angel Anguiano	Design Director
	Approved 03/10/2022	A request to construct approximately 94,400 square feet of warehouse and office expansion for an existing industrial use within two parcels totaling approximately 40 acres in the Light Industrial Solid Waste Restricted Overlay Zone (M-1(S)-SWR). The project requires Director Level Site Plan and Design Review with deviation to maximum allowed height for warehouse and office expansion within the Citywide Design Review District.	916-808-5519 AAnguiano@cityofsacramento.org	
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	<b>DR21-163</b>	8981 OSAGE AVE	Kevin Valente	Staff
		Request to construct an approximately 136,720SF warehouse, parking lot, and associated site improvements, including off site improvements on Osage in the M-2(S)-R zone.	kvalente@raneymanagement.com	
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	<b>DR21-270</b>	7928 35TH AVE	DR Intern	Staff
		Review along with IR21-410	916-808-5924 drintern@cityofsacramento.org	
		Applicant is proposing a 1,419 sf SFR and a 626 sf ADU		
		Proposed SF: 2044.23 sf Proposed lot coverage: 42.66%		
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	<b>DR22-012</b>	6050 88TH ST	David Hung	Staff
		A request for Site Plan and Design Review for additions to an existing industrial/warehouse structure that includes 5,425 square feet of warehouse addition, new 38,000 square-foot metal awning, and 107 new parking spaces within a 16.9-acre parcel in the Heavy Industrial Zone (M-2(S)) within the Citywide Design Review District.	916-808-5530 dhung@cityofsacramento.org	
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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 6</b>				
<b>In Progress</b>				
	<b>DR22-058</b>		Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		New Truck and Equipment Storage Lot. Installing 200 A (120/240V) single phase meter on a pole next to shed. This property will be used as an equipment yard and will require power to connect to equipment.		
	<b>DR22-073</b>	6116 LOGAN ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request to construct a new 1,882 square foot single unit dwelling with a 564 square foot attached garage on a vacant 0.45 acre parcel in the Single Unit Dwelling Zone (R-1)		
	<b>DR22-077</b>	8442 24TH AVE	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		WE PLAN ON ADDING A 80 X 125 BUILDING TO BE PUT UP FOR PERSONAL FREIGHT SERVICING, ACCOUNTING, FOUR STATE OF THE ARC SERVICE BAY'S, A DOUBLE STORY OFFICE, & A TRUCK & TRAILER ASSIGNED PARKING. HERE I WILL BE ABLE TO FINALLY RUN MY ESTABLISHMENT IN ONE LOCATION.		
	<b>DR22-094</b>	4315 V ST		Design Director
		Review alongside IR22-194		
		Applicant is proposing to construct a duplex and 2 attached ADUs. Requires deviations for lot coverage, design, and rear setback.		
	<b>P20-041</b>	2950 RAMONA AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		Request for a Conditional Use Permit to establish a Bar/Night Club (live indoor entertainment) on a two parcel site totaling 6.36 acres in the Manufacturing, Research and Development (MRD) zone and Sacramento Center for Innovation Specific Plan. The request also includes Site Plan and Design Review for site development and exterior building modifications.		
	<b>P21-043</b>	2901 65TH ST	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		Request for Site Plan and Design Review to construct a 900-square-foot addition at an existing gas station in the General Commercial (C-2-TO) Zone and Transit Overlay and a Conditional Use Permit to allow for the sale of beer and wine (Type 20). Request requires approval by the Planning and Design Commission.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 6</b>				
<b>In Progress</b>				
	<b>P22-009</b>	3855 POWER INN RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		A request to sell alcohol for off-site consumption (beer & wine; Type 20 license) from a gas station convenience store on a 2.26-acre site in the General Commercial (C-2-SWR) zone. The store was approved per previous file P20-025. The request requires Planning and Design Commission approval of a Conditional Use Permit.		
	<b>P22-011</b>	7033 ELDER CREEK RD		Planning and Design Commission
		Conditional Use Permit for Type-21 Alcohol License		
	<b>P22-024</b>	7945 ELDER CREEK RD		Planning and Design Commission
		Request for a Conditional Use Permit to establish Drive-Through Restaurant use and Site Plan and Design Review for a 1,094 square foot Dutch Bros coffee shop. Site is located on a vacant 1.17 acre parcel in the General Commercial C-2 Zone.		
	<b>P22-028</b>	6441 POWER INN RD		Planning and Design Commission
		Request to construct a 4,784 square foot convenience store and gas station at a vacant 1.96 acre parcel in the Light Industrial (M-1S) Zone. Site Plan and Design Review, and a PDC Level CUP for alcoholic beverage sales, off premise consumption and tobacco retailing required.		
	<b>Z20-126</b> Approved 04/07/2022	8850 ELDER CREEK RD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Appeal of a Conditional Use Permit to establish cannabis production (cultivation, distribution), in multiple new buildings and one existing building, totaling approximately 26,911 square feet on approximately 2.66 acres in the Light Industrial Zone (M-1S-R), and Site Plan and Design Review for new commercial buildings, additions, and associated site development.		
	<b>Z21-018</b>	6201 11TH AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
		Request for a Tentative Parcel Map to subdivide one parcel into three parcels on a ±041-acre parcel and Site Plan and Design Review to review the map and for the construction of three single-unit dwellings, with deviations to minimum lot width and depth, in the Single-Unit Zone (R-1).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 6</b>				
<b>In Progress</b>				
	Z21-092	6552 FRUITRIDGE RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	
		A request to demolish and rebuild a carwash facility on a 0.73-acre parcel within the General Commercial (C-2) Zone. The request requires a Conditional Use Permit Major Modification to change the location and orientation of the structure on the parcel and Site Plan and Design Review to construct a new building and site improvements.		
	Z22-012	7901 LA RIVIERA DR 100	Zach Dahla 916-808-5584 zdahla@cityofsacramento.org	Zoning Administrator
		Request to subdivide two properties totaling 20.17 acres into four lots within the Multi-Unit Dwelling (R-3A-PC-PUD) zone, Parkway Corridor (PC) overlay zone, and the College Town Planned Unit Development (PUD). This request requires director-level review of a Tentative Map to subdivide the project site and Site Plan and Design Review of the tentative map with deviations to lot depth.		
	Z22-026	6464 STOCKTON BLVD A	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		CANNABIS: CUP: Minor Modifications to P18-026 to amend use of the specific Suites to the following:		
		Rana Manufacturing Inc. is seeking to amend the currently existing CUP for 6464 Stockton Blvd to do the following:		
		Add Suite C into the usable activity of the building. Ensure that Suite C is permitted to manufacture (package previously manufactured goods and bulk manufactured cannabis material and transfer to distribution for the purpose of transport to cannabis retail).		
		Remove cultivation as a recognized use in Suite's A&B.		
		Once the amendment is complete, Suites A, B and C will be designated with a use of cannabis manufacturing and Suite D will be designated with a use of Distribution and Non-Storefront Retail.		
	Z22-031	6861 18TH AVE		Zoning Administrator
		A request to subdivide one 0.35-acre lot into two lots within Single-Unit Dwelling (R-1) zone. The request requires approval of a Tentative Parcel Map entitlement.		
	Z22-033	3040 58TH ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		Tentative Map Extension for City Project No. Z19-002.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 6</b>				
<b>In Progress</b>				
	Z22-037	3975 67TH ST		
		Review alongside IR22-195		
		Applicant is proposing to demolish an existing SFR, split 3975 67th St into 2 parcels and construct a new SFR, ADU, and detached garage on each parcel.		
		Requires deviation for lot width.		
<hr/>				
<b>Waiting</b>				
	DR21-115	7400 14TH AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request to expand an equipment storage yard within two parcels totaling approximately 5.1 acres in the Light Industrial Zone (M-1) and Single-Unit Dwelling Zone (R-1). The project requires Site Plan and Design Review to repave portion of existing asphalt, add new paving, and to construct retaining wall and bioretention area within the Citywide Design Review District. Two trees are proposed for removal.		
	DR22-026	3708 T ST	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		Building New 2-Story SFR (ADU IR22-042)		
	P20-021	5900 NEWMAN CT	Sierra Peterson	Planning and Design Commission
		Request to construct a six-story, 291,710 square foot student-oriented housing development on a 3.24-acre project site within the Multi-Unit Dwelling (R-4) zone. The request includes the demolition of the existing Newman Center and the construction of 210 multi-unit dwellings over 118 parking spaces. This request requires a rezone from the R-4 zone to the Multi-Unit Dwelling (R-4A) zone, a tentative map to subdivide the project site into two lots, site plan and design review of the tentative map and buildings, and a tree permit for the removal of trees.		
	P20-038	5890 NEWMAN CT	Sierra Peterson speterson@cityofsacramento.org	Planning and Design Commission
		A request for a Conditional Use Permit to establish an assembly use within a 13,800-sq.ft. building located on a 4.1 acre parcel located within the R-4 zone; and 2) Site Plan and Design Review to construct a 13,800-sq.ft. building with associated landscaping, parking, and lighting. The project requires Planning and Design Commission approval.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 6</b>				
Waiting				
	Z21-035	8388 ROVANA CIR	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
		Conditional Use Permit Modification (of Z18-141) for Cannabis Production, to change from exclusively a manufacturing use, to also include cannabis cultivation and distribution, in an existing 72,000-square-foot commercial building, on approximately 4.31 acres in the Heavy Industrial Zone (M-2S). +71,040 s.f. SE area cap increase.		
	Z21-080	6101 MIDWAY ST	Angel Anguiano 916-808-5519 aanguiano@cityofsacramento.org	
		Conditional Use Permit Major Modification (of P20-031) for accessory parking for a warehouse and distribution center in the Heavy Industrial zone and Army Depot Special Planning District (M-2-SPD) and Site Plan and Design Review to develop 581 stall truck trailer parking lot.		
<b>Council District - 7</b>				
In Progress				
	DR21-221	2100 PORTOLA WAY	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request to construct a house on lot 24 within the Crocker Village development, an approximately 0.15-acre parcel in the Single-Unit or Duplex Dwelling (R-1A) Zone and Curtis Park Planned Unit Development. Previous file: DR17-409.		
	DR22-051	6207 RIVERSIDE BLVD	Kevin Valente kvalente@raneymanagment.com	Staff
		Demolish existing structures and build 17 apartment townhome units.		
	DR22-093		Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		Build a new 2800 2 story single family home		
	DR22-096	6449 RIVERSIDE BLVD	Kevin Valente (916)372-6100 kvalente@raneymanagment.com	Staff
		Applicant is proposing to modify an existing disguised telecommunications antenna.		
	DR22-098	955 PIEDMONT DR		Staff
		Request to remodel an existing 1,443 square foot single family dwelling in the Single Unit Dwelling (R-1) Zone. Scope includes a 1,618 square foot addition, enclosing the existing breezeway, and changes to the existing roof line and exterior façade. Site Plan and Design Review required.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 7</b>				
<b>In Progress</b>				
	P22-015	1195 FLORIN RD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (storefront) within an existing ±2,300-square-foot tenant space of an existing ±6,794-square-foot retail building, on approximately 0.99 acres in the General Commercial zone (C-2-R-EA-2), and within the Executive Airport Overlay. (CORE applicant). Project requires commission level CUP due to two tobacco retailers within 600 feet, and residential zoning within 300 feet.		
	P22-025	2325 10TH AVE		Planning and Design Commission
		Schematic Plan Approval for Crocker Village Flex Zone		
	Z21-100	2017 BURNETT WAY	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
		Request for a Tentative Subdivision Map to subdivide 0.18-acres into eight lots, Site Plan and Design Review of the Map within the General Commercial (C-2) zone, and a Tree Permit for the removal of a private protected tree.		
<b>Approved</b>				
	<b>SIG-2208613</b>	1335 FLORIN RD 102		
		Preview Approved 5/24/2022 install two (2) illuminated wall signs		
<b>Waiting</b>				
	DR21-258	1947 10TH AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Design Director
		A request to construct first and second floor additions to an existing two-story 1,781 square-foot single family dwelling and a detached two-story structure with garage and accessory dwelling unit (ADU) on an approximately 0.13-acre parcel in the Single-Unit Dwelling Zone (R-1). The project requires staff level Site Plan and Design Review for additions to an existing single-unit dwelling and new detached garage in the Citywide Design Review District. (The detached ADU is processed concurrently on application IR22-012.)		
	P14-030	7446 POCKET RD	Angel Anguiano 916-808-5519 AAnguiano@CityofSacramento.org	City Council
		Proposal to allow for the partial development of 3.64 acres in the proposed R-1 zone. Entitlements include: Rezone from A to R-1; Tentative Map to subdivide one (1) 3.64 acre lot into nine (9) lots in the proposed R-1 zone; and Site Plan and Design Review for the subdivision of one (1) vacant lot into nine (9) lots.		
<b>Council District - 8</b>				
<b>In Progress</b>				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 8</b>				
<b>In Progress</b>				
	<b>DR21-183</b>	7543 WAINSCOTT WAY	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Staff
		A request to construct a 358 unit apartment complex with 12, three-story buildings, a clubhouse, 401 vehicle parking spaces, on a vacant 11.4-acre site, located within the Residential Mixed Use (RMX-TO) zone and Transit Overlay.		
	<b>DR22-078</b>	2192 MATSON DR	Kevin Valente 916-372-6100 KValente@raneymanagement.com	Staff
		Request a Site Plan and Design Review for a front covered patio, and home additions. 21-040615		
	<b>P21-029</b>		Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		Request for a Conditional Use Permit to establish a gas station (with 10 fueling stations) and Site Plan and Design Review of the associated improvements including a 5,673 square foot convenience store, fueling station canopy, landscaping, and parking, on a portion of a 3.66-acre parcel in the General Commercial (C-2-R) zone. The request also includes a Conditional Use Permit for a Type 20 beer and wine license.		
	<b>P21-042</b>		Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	City Council
		The proposed project includes the development of the Stone Beetland property into a mixed-use community. The requested entitlements include a General Plan Amendment, Rezone, PUD Establishment, Master Parcel Tentative Map, and Tentative Subdivision Map.		
	<b>P21-045</b>	0 FREEPORT BLVD	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		Request for a Conditional Use Permit and Site Plan and Design Review to construct a 1,392-square-foot drive thru restaurant on a vacant 1.13-acre parcel in the Limited Commercial (C-1-EA-2, 4) zone and Executive Airport Overlay. The request also includes a rezone from the C-1 zone to the General Commercial (C-2) zone.		
	<b>P22-006</b>	7451 W STOCKTON BLVD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		A request for 1) a Conditional Use Permit to establish an oil change facility on a portion of a 2.1-acre, primarily vacant site within the General Commercial (C-2) zone and College Square Planned Unit Development; 2) Site Plan and Design Review for the construction of a 4,000 square foot drive-through oil change facility and associated site improvements. The project also involves a lot line adjustment. Review level: Planning and Design Commission.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
<b>Council District - 8</b>				
<b>In Progress</b>				
	P22-020	7911 BRUCEVILLE RD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit to establish a cannabis dispensary (storefront with delivery) within an existing ±2,644-square-foot tenant space of an existing ±13,860-square-foot retail building, on approximately 1.31 acres in the General Commercial zone (C-2). Site Plan & Design Review for minor exterior renovations. (CORE applicant). Project requires commission level CUP due to two tobacco retailers within 600 feet.		
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<b>Approved</b>				
	<b>DR21-267</b>	8303 DELTA SHORES CIR	David Hung 916-808-5530 dhung@cityofsacramento.org	Design Director
	Approved 05/19/2022	A request for Site Plan and Design Review for the construction of 87 single-unit dwellings (three house plans with three elevations each) at MDR5 with rear yard setback deviation for 27 dwellings and for the construction of 76 single-unit dwellings (four house plans with three elevations each) at MDR8 with side yard setback deviation for 53 dwellings and rear yard setback deviation for 24 dwellings within approximately 24.1 acres in the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) in the Delta Shores Planned Unit Development.		
	<b>P21-001</b>		Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
	Approved 05/12/2022	A request to construct a new 3-story, approximately 100,000 square foot storage facility on a vacant ±1.66-acre parcel within the General Commercial (C-2) Zone. The request requires a Conditional Use Permit to establish and operate a storage facility in the C-2 zone and Site Plan and Design Review for construction of the facility and site improvements.		
	<b>SIG-2210044</b>	8176 DELTA SHORES CIR 140		
	Preview Approved 5/20/2022	install three (3) illuminated wall signs, install two (2) illuminated pylon-mounted signs.		

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