

SITE PLANNING AND DESIGN REVIEW PROJECT LIST

Posting Date: 10/8/2020

CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	DR20-134		Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request to construct 191 senior affordable housing units and related site improvements on a vacant ±8.05-acre site within the Multi-Unit Dwelling (R-3-PUD) Zone and Greenbriar Planned Unit Development. The request requires Site Plan and Design Review.		
	P17-057	3199 ARENA BLVD	Garrett Norman 916-808-7934 gnorman@cityofsacramento.org	Planning and Design Commission
		A request to construct a 111 guest room- four story hotel, four detached commercial-retail buildings comprising 18,560 square feet, two drive-through facilities, and a 16-pump gas station on approximately 5.7-acres in the Employment Center 50 and Gateway-West Planned Unit Development (EC-50-PUD) zone. The requested planning entitlements include a rezone of three parcels (3.69-acres) to the General Commercial (C 2-PUD) zone, five (5) Conditional Use Permits consisting of two drive through facilities and one gas station with alcohol and tobacco sales, PUD Guidelines Amendment to allow for a freeway sign, PUD Schematic Amendment to depict the proposed land uses, and Site Plan and Design Review of the architectural site plan and building elevations.		
	P18-077	1 SPORTS PKWY	Teresa Haenggi (916) 808-7554 thaenggi@cityofsacramento.org	City Council
		Applicant is requesting entitlements required to redevelop the 183± acre former arena site in North Natomas. The site is zoned Sports Complex (SPX-PUD) and is located in the Capital Gateway Sports Complex Planned Unit Development (PUD) area. Requested entitlements include a Development Agreement; new PUD Guidelines; establishing a Special Planning District (SPD); a General Plan Amendment from Urban Center High to Urban Center Low; A Mixed Income Housing Strategy; rezoning the property from Sports Complex (SPX-PUD-SPD) to General Commercial (C-2-PUD-SPD); and a Master Parcel Tentative Map.		
	P18-087	2631 DEL PASO RD	Garrett Norman 916-808-7934 gnorman@cityofsacramento.org	Planning and Design Commission
		A request to develop a vacant 11.59 acre site with 77,553 square feet of commercial uses in the General Commercial and North Natomas Town Center Planned Unit Development (C-2-PUD) zone. Proposed development includes a health and fitness center, child care center, a bank, and additional stand alone and multi-tenant retail commercial buildings. The requested entitlements include: A Development Agreement, a Rezone of a 1.8 acre portion of the site to C-2, Planned Unit Development Guidelines and Schematic Plan Amendments to accommodate the proposed project, a Tentative Subdivision Map to subdivide the property into six parcels, Conditional Use Permits to allow for three drive-through services, and Site Plan and Design Review of the entire development. The requested entitlements require approval by the City Council.		

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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 1				
In Progress				
	P19-074	0 SORENTO RD	Michael Hanebutt 916-808-7933 MHanebutt@cityofsacramento.org	Planning and Design Commission
A request to subdivide a 40-acre project site on the west side of Sorento Road between E Levee Road and Barros Drive within the Single-Unit Dwelling (R-1-PUD) and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and within the Panhandle Planned Unit Development. The site is currently vacant and is proposed to be subdivided into 177 single-unit dwelling lots, one open space lot, and one park lot. The request requires commission-level review of: (a) tentative map to subdivide the project site into 179 lots, and (b) site plan and design review of the tentative map.				
	P20-009	3575 AIRPORT RD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request to subdivide four (4) lots into 135 residential, 4 common area, 7 pedestrian access, 2 landscape, and 7 private road lots in the Single Unit or Duplex Dwelling - Natomas Crossing #3 Planned Unit Dwelling (R-1A-PUD) zone. This project proposes 128 duplex units, 7 single-unit dwellings, and 71 accessory dwelling units. This project also includes four (4) common areas, including a clubhouse, pool, and pool house. Requires review at the Planning and Design Commission for Site Plan and Design Review and Tentative Map entitlements.				
	P20-019	3521 TRUXEL RD	Courtney Long 916-808-8023 clong@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.				
	P20-032	2630 ARENA BLVD	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
A request for: 1) Conditional Use Permit for a drive-through restaurant; and 2) Site Plan and Design Review for construction of a 3,023-square-foot drive-through restaurant on a 0.83-acre site in the Shopping Center (SC-PUD) zone within Quad C of the Natomas Crossing Area 3 Planned Unit Development.				
Approved				
	SIG-2018303	2851 DEL PASO RD		
Preview Approved 10/14/2020 Install one (1) attached illuminated wall sign.				
Council District - 2				
In Progress				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	DR19-232	1401 BELL AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request for the development of an approximately 1.21-acre vacant parcel for automotive sales and repair uses in the Light Industrial (M-1(S)-R) zone. The project requires staff level Site Plan and Design Review for five new commercial structures and site development in the Citywide Design Review District.		
	DR19-324	4165 PELL DR		Staff
		A request to construct a two-building ±94,500 square foot expansion of a self-storage facility on a ±1.5-acre parcel within the Light Industrial Zone (M-1S-R). The request requires Site Plan and Design Review.		
	DR19-333	3600 BRANCH ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request to construct a new duplex with attached garages on a vacant ±0.14-acre corner lot within the Single-Unit Dwelling (R-1) zone and Del Paso Heights Design Review District. The request requires Site Plan and Design Review.		
	DR20-017	760 CARROLL AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Request to construct new single-family residence on a vacant lot in the R-1-SPD zone. Del Paso Nuevo SPD. This requires a Design Staff SPDR.		
	DR20-029	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.		
	DR20-035	0 SANTA ANA AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Storage yard for semi-trucks on existing vacant lot		
	DR20-136	579 LINDSAY AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request to construct a new 1,268 square-foot single-unit dwelling with attached garage on an approximately 0.08-acre landlocked parcel in the Single-Unit Dwelling Zone (R-1). The project requires Site Plan and Design Review for a new single-unit dwelling in the Del Paso Heights Design Review District.		
	DR20-150	9 GRANVILLE CT	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Build 3 new single family homes in the R-1A-SPD Zone on 3 separate parcels.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 2				
In Progress				
	DR20-158	901 RIO ROBLES AVE NEW DUPLEX ON CORNER LOT IN THE R-1 ZONE. 3 BEDROOM/2BATH AND 2 CAR ATTACHED GARAGE EACH.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	DR20-169	4417 MAY ST This lot is being subdivided into 4 lots. Each lot to consist of a single family residence and an accessory dwelling unit. Each SFR to be 4 bedrooms/2 baths/2 car garage. Each ADU to be 2 bedrooms/1 bath Proposed SFR square footage: 1592 - 1699 SF Proposed ADU square footage: 534-554 SF	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR20-173	3481 NORWOOD AVE Request to build 3 units, 1 ADU, and 2 accessory structures in the R-2A zone.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR20-178	2631 CROSBY WAY New Manufactured Home on a 0.34 acre vacant lot in the R-2A Zone. Maximum front setback in R-2A Zone is 25 ft. Request requires a deviation to allow a front setback of 100 ft.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR20-181	2405 ETHAN WAY 6 UNITS DESIGN REVIEW The applicant is proposing a 6 unit multi-unit dwelling at 2405 Ethan Way. 4 of the proposed units will be 1177 square feet; 2 of the proposed units will be 1197 square feet.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR20-182	1500 MAIN AVE A request to construct an approximately 15,300 square-foot shop/warehouse building with associated site work on an approximately 2.39-acre parcel in the Light Industrial zone (M-1(S)-R). The project requires Site Plan and Design Review for a new industrial building and site development in the Citywide Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	DR20-183	745 BENTON AVE Request to build a new SFR in the A zone.		Staff

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Council District - 2				
In Progress				
	P19-019	245 ELEANOR AVE	Teresa Haenggi (916) 808-7554 thaenggi@cityofsacramento.org	Planning and Design Commission
		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.		
	P19-073	300 EL CAMINO AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) A Conditional Use Permit to establish off-site alcohol sales (Type 21 - Beer, Wine, and Spirits) at an existing gas station and convenience market; and 2) Site Plan and Design Review for changes to the exterior of the building. Requires Planning and Design Commission approval.		
	P20-006	4106 NORWOOD AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		Request for a conditional use permit for alcoholic beverages sales, off-premises consumption and tobacco retailing in the C-2 zone. Citywide SPDR. This requires a Commission Hearing.		
	P20-016	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.		
	P20-028	1636 KATHLEEN AVE	Courtney Long 916-808-8023 clong@cityofsacramento.org	Planning and Design Commission
		A request for a Conditional Use Permit to operate a delivery-only cannabis dispensary for the sale of medical and adult-use cannabis within 629 square feet of Suite B in an existing 35,500-square-foot warehouse building on 1.48 acres in the Light Industrial (M-1) zone. This site has a previously approved cannabis cultivation entitlement (Z17-057). No new square footage is proposed. This request requires Planning & Design Commission approval because the property is within 300 feet of residential use.		

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Council District - 2				
In Progress				
	Z20-005	1625 DEL PASO BLVD	Michael Hanebutt	Zoning Administrator
Denied 09/24/2020		A request for a Major Modification to Conditional Use Permit for cannabis dispensary to add a storefront dispensary use on 0.26 acres in the General Commercial Zone (C-2 SPD) and located in the Del Paso/Arden Way Special Planning District (previous file P18-013).	916-808-7933 MHanebutt@cityofsacramento.org	
	Z20-034	0 SANTA ANA AVE	Robert W. Williams	Zoning Administrator
		Conditional Use Permit for Cannabis Production (cultivation, distribution, manufacturing) and Conditional Use Permit for a Cannabis Dispensary (storefront and delivery) on approximately 0.60 acres in the Light Industrial Zone (M-1S-R). Site Plan & Design Review for a proposed new commercial development on a vacant property, including the construction of a 7,712-square-foot one-story building, with parking lot.	916-808-7686 rwilliams@cityofsacramento.org	
	Z20-036	2401 MANNING ST	Courtney Long	Zoning Administrator
		A request to add Cannabis Cultivation, Manufacturing, and Delivery-Only Dispensary to an existing 7,357-square-foot Cannabis Distribution facility at 2401 & 2411 Manning Street in the Light Industrial (M-1) zone. The request to add cultivation and manufacturing requires a Minor Modification to an existing Conditional Use Permit (CUP) (file Z18-193). The Delivery-Only Dispensary requires a new CUP. No exterior changes to the building are proposed. The project requires Zoning Administrator approval.	916-808-8023 clong@cityofsacramento.org	
	Z20-037	1241 MAIN AVE	Jose Quintanilla	Zoning Administrator
		A request for: 1) A Conditional Use Permit (CUP) to establish a non-storefront delivery dispensary in a 1,361-square-foot space; and 2) Minor modifications to Z19-016. This request proposes the addition of three spaces for three different delivery dispensary tenants. Changes to Z19-016 included in this request include minor changes to the site and interior floor including the removal of 692 square feet designated for cannabis production, the removal of 148 square feet designated for cannabis distribution, new fencing, and changes to parking striping. Requested entitlements: CUP for Non-Storefront Delivery Dispensary; Minor Modification to Z19-016; and Site Plan and Design Review for changes to the exterior of the building and the site. Requires review at the Director-level. Previous files Z17-174, Z19-016.	916-808-5879 jquintanilla@cityofsacramento.org	
	Z20-049	270 LAMPASAS AVE	Jose Quintanilla	Zoning Administrator
		A request to subdivide three parcels into eight parcels in the Single-Unit Dwelling (R-1) zone. Requires director-level Tentative Map and Site Plan and Design Review entitlements. There is an existing residential structure fronting Lampasas Avenue.	916-808-5879 jquintanilla@cityofsacramento.org	

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Council District - 2				
In Progress				
	Z20-056	2336 BELL AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		A request for: 1) Tentative Map to split 3 parcels into 21 residential parcels; 2) Site Plan and Design Review of the Tentative Map and for the construction of 21 new single-unit attached residences in the Residential Mixed Use (RMX-SPD) zone within the McClellan Heights and Parker Homes Special Planning District.		
	Z20-067	1241 DIAMOND AVE	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Zoning Administrator
		Tentative Parcel Map subdividing a single parcel into 5 single family residential lots served by a private street		
	Z20-077	4240 PELL DR	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit for Cannabis Production (non-volatile manufacturing and distribution), in an existing 4,800-square-foot building, on a 0.28-acre site in the Light Industrial Zone (M-1S-R).		
	Z20-082	1504 EL CAMINO AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Staff
		Request to include Manufacturing to an existing cannabis distribution facility inside a 6,014 square foot building on a 1.23 acre parcel in the Light Industrial Zone (M-1-R).		
Approved				
	DR20-138	3540 NORWOOD AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		A request for site plan design review to add 3,000 SF addition to existing 9,000 SF retail market building.		
Waiting				
	DR19-348	133 MOREY AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		A request to modify the site plan and design of a previously approved temple and ancillary buildings on approximately 6.15 acres in the R-1A zone. The project requires staff level Site Plan and Design Review for modifications to previously approved site plan and structures in the Strawberry Manor Design Review District per file P15-066.		
	DR20-161	1915 DEL PASO BLVD		Staff
		Site Plan and Design Review to renovate the Grand Theater located at 1915 Del Paso Blvd. within the General Commercial zone and the Del Paso Boulevard/Arden Way Special Planning District (C-2-SPD). This project is located in the North Sacramento Design. Project includes both interior and exterior renovation.		

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Council District - 2				
Waiting				
	Z19-001	1001 DEL PASO BLVD	Kevin Valente	Zoning Administrator
	Approved 12/06/2019	916-372-6100 kvalente@raneymanagement.com A conditional use permit (CUP) to allow 6,348 square feet of cannabis manufacturing (non-volatile) in an existing 12,720 square foot building located on an approximately 0.38-acre parcel within the General Commercial Zone in Del Paso Boulevard/Arden Way Special Planning District (C2-SPD). Site Plan and Design Review for minor exterior modifications to the existing 12,720 square foot building located on a 0.38-acre parcel within the C2-SPD zone.		
	Z19-094	1650 ARCADE BLVD	Courtney Long	Zoning Administrator
		916-808-8023 clong@cityofsacramento.org Tentative Map Revision for Hagginwood Estates. Request to subdivide 1.97 net acres into fourteen (14) lots for future development of fourteen (14) dwellings, one lot for a private access drive, and one private drainage/open space lot in the Single-Unit or Duplex Dwelling (R-1A) zone. Original tentative map was approved in 2005 (file P05-072) and a tentative map time extension was granted in 2016 (file Z16-005).		
	Z19-115	1129 CLAIRE AVE	Jose Quintanilla	Zoning Administrator
		916-808-5879 jquintanilla@cityofsacramento.org A request to subdivide a vacant 0.91-acre parcel into three (3) parcels in the Single-Unit Dwelling (R-1) zone. There are no house plans proposed with this request. There are 20 trees on-site; four (4) trees proposed to be removed.		
Council District - 3				
In Progress				
	DR19-366	4462 H ST	Daniel Abbes	Staff
		916-808-5873 DAbbes@cityofsacramento.org 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.		
	DR20-007	0 UNKNOWN	Kevin Valente	Staff
		916-372-6100 kvalente@raneymanagement.com Request to construct new commercial building with drive-thru in the HC zone. Citywide SPDR. This requires a Design Staff SPDR.		
	DR20-108	4711 D ST	David Hung	Staff
		916-808-5530 dhung@cityofsacramento.org Demolish existing detached garage and build a new attached addition with rooftop deck on a parcel with an existing single dwelling unit in the R-1 Zone. This request requires Site Plan and Design Review. The demolition of the garage was reviewed in DR18-086.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	DR20-110	150 LAGOMARSINO WAY BUILD NEW 1,149 SF SECOND STORY LIVING SPACE, NEW 160 SF FRONT PORCH, REMODEL EXISTING KITCHEN AND LAUNDRY ROOM AREA, PROJECT GOES FROM SINGLE STORY TO TWO STORY SINGLE FAMILY RESIDENCE. OCCUPANCY GROUP = R-3 CONSTRUCTION TYPE = TYPE V-B	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	DR20-117	2300 NORTHVIEW DR A request to construct a 12-unit townhouse development on approximately 0.61 acres of vacant land in the Multi-Unit Dwelling Zone (R-3-R). The project requires staff level Site Plan and Design Review for a multi-unit dwelling development in the Citywide Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	DR20-133	321 BERECUT DR A request for the renovation and conversion of an existing hotel to 281 apartment units within three parcels totaling 6.74 acres in the General Commercial Special Planning District zone (C-2-SPD) within the River District SPD. The project requires Site Plan and Design Review for renovation of existing structures for multi-unit dwellings within the River District Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	DR20-149	1616 35TH ST Design and Site Review for an addition and remodel of an existing single family residence. Proposed square footage: 834 square feet Proposed lot coverage: 13% Per Evan Compton, the parcel has a deemed SPDR deviation for the front setback of the house. Applicant uploaded demo IR for car port.		Staff
	DR20-154	1121 40TH ST Demolish existing home and garage. Construct a new Two story custom home.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR20-168	430 WINTERHAVEN AVE Request to construct a new Single family dwelling on a vacant, land locked parcel in the R-1 zone.	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff

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Council District - 3				
In Progress				
	DR20-171	634 54TH ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		The proposal involves constructing 600 square feet of additions to an existing house. The proposed structure meets height, setback, lot coverage, and bulk control requirements in the Single-Family Residential (R-1) zone. The proposed addition will have dimensional composition shingle roofing, smooth stucco siding, clad windows and French doors. There will also be front and rear concrete patio terraces, a stucco chimney and bluestone steps at the front entryway. The existing driveway and garage shall remain with no change. The Preservation Director has made a preliminary determination that the structure/resource is NOT ELIGIBLE as a historic resource for CEQA purposes, nor for listing in the Sacramento Register. (Preliminary determination expires in 3 years). As designed, the project meets applicable development standards in the (R-1) zone. Furthermore, the project meets applicable criteria within the Single- and Two-Family Residential Design Principles.		
	DR20-172	C 3291 TRUXEL RD	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
		Remodel existing Arby's restaurant into a new Taco Bel with Drive Thru.		
	DR20-179	1541 36TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		The projects consist of the demolition of one single-family residence and a 2 car detached garage. A new 2 story single-family residence will be built. A new detached 2 car garage with attached ADU will be built, with frontage on the alley. The new structures have been carefully designed to address bulk control requirements and restrictions.		
		A built-in pool is proposed, along with site fencing and flatwork to ensure good site circulation. Several trees are proposed for removal but are not native and all are less than 20" in diameter with most approx. 10" in diameter or less. The project complies with all setback and lot coverage requirements. No entitlement deviations are requested.		
	DR20-180	1128 55TH ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		ADDITION OF SECOND STORY TO AN EXISTING ONE-STORY HOUSE AND RELATED ALTERATIONS TO FIRST FLOOR PLAN, INCLUDING A DECK ON REAR SIDE OF THE HOUSE AS WELL AS A ROOF DECK. MINOR EXPANSION OF EXISTING DETACHED GARAGE.		
	P19-023	6201 S ST	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
		Review of SMUD headquarters campus master plan which includes the consolidation of corporate and customer-facing uses on the south-side of the campus and utility-support uses on the north-side of the campus. This request requires Planning and Design Commission approval of a Conditional Use Permit for additional office square footage and a telecommunication facility, and Site Plan and Design Review of the master plan and telecommunication facility.		

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Council District - 3				
In Progress				
	P20-013	851 RICHARDS BLVD	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Planning and Design Commission
		The project is a request for a Conditional Use Permit to allow alcohol sales for onsite consumption to a previously permitted adult entertainment business located on a 1.4 acre parcel within the General Commercial (C-2-SPd) zone and River District Special Planning District; and 2) Site Plan and Design Review for exterior modifications to the site and existing building. The project requires Planning and Design Commission approval.		
	P20-017	1719 69TH ST	Courtney Long 916-808-8023 clong@cityofsacramento.org	Planning and Design Commission
		Request to construct a new telecommunication facility 74 feet in height within an 840 square foot lease area at the eastern terminus of 69th Street within the Residential Mixed Use and Transit Overlay zones (RMX-TO). The request requires commission-level review of a conditional use permit for a telecommunications tower and site plan and design review of the facility.		
	P20-021	5900 NEWMAN CT	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	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.		
	P20-026	1760 CHALLENGE WAY	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Planning and Design Commission
		Request to Amend the Point West Planned Unit Development (PUD) to allow for a Cannabis Dispensary in the PUD. Conditional Use Permit (CUP) to establish a new Storefront Cannabis Dispensary in an existing 7,821 square foot building on approximately 0.76 acres in the Shopping Center Zone, Point West Planned Unit Development (SC-R-PUD). Request includes amendment to PUD Guidelines to allow Dispensary use. Site Plan & Design Review (SPDR) for exterior building and site renovations.		
	P20-030	424 5TH ST N	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Planning and Design Commission
		Request to revise the approved tentative subdivision map of Township 9, a 65-acre mixed-use development within the River District Special Planning District (SPD) and Township 9 Planned Unit Development (PUD). The revisions are limited to a 44-acre portion of the site. The request requires director-level review of a tentative map revision and site plan and design review of the tentative map.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 3				
In Progress				
	Z20-028	5841 NEWMAN CT	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Staff
<p>The proposed project is an addition being made to an existing 1 story building currently housing Local 447 Plumbers & Pipefitters Union. The building serves primarily as an office and also has an assembly hall for member meetings. The office portion will have an approximate 1,906 SF expansion and the assembly hall will have an addition of approximately 304 SF. The project will be updating the exterior façade of the building using Nichiha fiber cement board, new storefronts with new glazing all blending with the existing CMU look of the building. A new six foot high security fencing surrounding the southern parking lot and a new security gate to control access.</p> <p>This request requires a Minor Modification to Deemed Assembly Conditional Use Permit and Site Plan and Design Review. Site is located in the R-3A zone.</p>				
<hr/>				
Approved				
	DR20-081	722 46TH ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	Approved 09/30/2020	<p>A request to demolish existing single-family residence and garage (approved under IR20-054), and construct an a new single-family residence with detached accessory dwelling unit (approved under separate permit) on an approximately 0.15-acre parcel in the Single-Unit Dwelling Zone (R-1). The project requires Site Plan and Design Review for a new single-family residence within the Citywide Review Area.</p>		
	SIG-2016556	1651 RESPONSE RD		
	Preview Approved 10/9/2020	<p>Installation of one (1) new non-illuminated monument sign.</p>		
<hr/>				
Waiting				
	P18-036	0 Q ST	Karlo Felix 916-808-7183 kfelix@cityofsacramento.org	City Council
<p>A request to remove five existing billboards at various locations totaling 1,500 square feet of sign area and construct one double sided, 1,344 square foot billboard. The sign will be located on 1.05 acres in the Light Industrial (M-1) zone located along the north side Highway 50, approximately 400 feet east of Redding Avenue. This project requires a Relocation Agreement, Site Plan and Design Review, and a Variance for height.</p>				
	Z20-009	700 G ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Zoning Administrator
<p>Tentative Parcel Map for condominium purposes within the Central Business District (C-3-SPD) zone and within the Railyards Special Planning District.</p>				
<hr/>				
Council District - 4				
In Progress				

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

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	DR20-056	2500 16TH ST Request to construct a five-story, 60,152 square foot, mixed-use development on a 0.95-acre project site at the southeastern corner of Land Park Drive and Broadway within the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD). The project includes 14,205 square feet of commercial area, 53 dwelling units, and 38 parking spaces. This request requires director-level site plan and design review and a tree permit.	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Design Director
	DR20-066	1500 S ST Applicant requests Site Plan and Design Review approval to construct an eight-story mixed-use building with 8,900 square feet of commercial and 137 dwelling units with deviation to transitional height setbacks and a Tree Permit to remove street trees and a private protected tree on a 0.74-acre project site within the General Commercial (C-2-SPD) zone and Central City Special Planning District. This project requires a Director's hearing for approval.	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Planning and Design Commission
	DR20-075	1705 I ST Request for an eight-story mixed-use building with 3,052 square feet of commercial space and 208 dwelling units on a 0.58-acre project site within the General Commercial (C-2-SPD) zone and Central City Special Planning District. This request requires director-level review of site plan and design review.	Courtney Long 916-808-8023 clong@cityofsacramento.org	Planning and Design Commission
	DR20-088	1401 H ST A request to construct a five-story, 52,029-square-foot, mixed-use development on a vacant 0.29-acre site in the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD). This proposal includes 1,700 square feet of retail and a 60-key hotel with rooms that may be utilized as multi-unit dwellings. Staff-level approval of Site Plan and Design Review is required.	Courtney Long 916-808-8023 clong@cityofsacramento.org	Design Director
	DR20-140	1617 J ST Request to construct a 5-story, 73,332-square-foot mixed use building with 74 dwelling units and 3,700 square feet of retail space on a 0.5-acre site in the General Commercial (C-2-SPD) zone in the Central City Special Planning District. This project requires staff-level Site Plan & Design Review.	Courtney Long 916-808-8023 clong@cityofsacramento.org	Staff
	DR20-163	2860 EDGEVIEW DR A request to construct two additional house plans for The Cove subdivision within the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) within the River Oaks Planned Unit Development. The project requires staff level Site Plan and Design Review for two two new house plans.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	DR20-167	2023 T ST		Staff
		New Primary Single Family Dwelling and a Detached ADU over a 3-Car Garage		
		Proposed lot square footage: 2,957 SF Proposed lot coverage: 45%		
	DR20-176	925 16TH ST	Courtney Long 916-808-8023 clong@cityofsacramento.org	Staff
		A request to construct a 5-story, 68,918-square-foot, mixed use apartment building with 73 dwelling units and 3,120 square feet of retail on a 0.42-acre vacant parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District. The project requires staff-level Site Plan and Design Review.		
	DR20-177	4200 LAND PARK DR S	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request to build a 402 square foot addition and modify existing front porch in the R-1 zone.		
	DR20-184	2627 G ST	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
		Request for fire damage repair and remodel. Scope of work includes converting the existing attic space into living space, roofing, sheetrock, HVAC, plumbing, electrical, flooring, paint, and cabinets.		
	DR20-185	1220 H ST		Staff
		Modifications to Site Plan and Design approval for 1220 H Street DR18-193		
	DR20-187	411 18TH ST		Staff
		New, (13) Unit apartment building. (2) lots to be reviewed together as a mixed use development as per previous city planning discussions. This requires staff SPDR and an Administrative Parking Permit for required parking.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	P19-012	3171 EL CAMINO AVE W	Jose Quintanilla 916-808-5879 jquintanilla@cityofsacramento.org	Planning and Design Commission
		A request for: 1) PUD Schematic Plan Amendment to the Park El Camino PUD to remove a previous project; 2) Tentative Parcel Map to subdivide one 5.23-acre parcel into four lots, including three commercial lots, and one landscape lot; 3) Conditional Use Permit for a drive-through restaurant (coffee shop); 4) Conditional Use Permit for a drive-thru restaurant; 5) Conditional Use Permit for a gas station; 6) Conditional Use Permit for tobacco retailing; and 7) Site Plan and Design Review for the construction of a five-pump (ten fueling position) gas station, a 4,650-square-foot commercial building to include a convenience store and a restaurant, a 4,500-square-foot drive-through restaurant, and a 880-square-foot drive-through restaurant/coffee shop with a deviation to reduce minimum required building setbacks along Orchard Lane and to reduce minimum required landscape setbacks along W El Camino Ave within the General Commercial (C-2-PUD) zone within the Park El Camino Planned Unit Development.		
	P19-046	424 12TH ST	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		A request to subdivide a ±0.44-acre site into 21 lots and construct a residential unit on each lot within the General Commercial (C-2-SPD) zone and Central City Special Planning District. The request requires a Tentative Subdivision Map and Site Plan and Design Review.		
	P20-012	2701 ORCHARD LN	Courtney Long 916-808-8023 clong@cityofsacramento.org	City Council
		A request for an Alcohol Sales Conditional Use Permit at an existing gas station convenience store located in the Shopping Center zone, Camino Station Planned Unit Development (SC-PUD). No site improvements are proposed. Per the PUD guidelines, this request requires City Council approval.		
	P20-023	1619 R ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Planning and Design Commission
		Request to construct a six-story mixed-use building with 4,246 square feet of commercial, 104 dwelling units and 92 parking spaces on a 0.89-acre property within the Office Business Low-Rise Mixed-Use (OB-SPD) zone and the Central City Special Planning District (SPD). The request requires a rezone from the OB-SPD zone to the General Commercial (C-2-SPD) zone and site plan and design review.		
	P20-034	2684 18TH ST		Planning and Design Commission
		Applying for a conditional use permit to re-establish a prior nonconforming use (grocery market - Charles Food Market) and off-premises alcohol sales, ABC Type 20 license on a parcel in the R-1 zone . This request requires Planning and Design Commission review.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB19-058	1928 21ST ST	Matthew Sites	Preservation Director
	Approved 09/17/2020	Site Plan and Design Review to construct a new six-unit apartment on a 0.07 acre vacant corner lot within the Poverty Ridge Historic District, the General Commercial (C-2-SPD) zone, and the Central City Special Planning District.	916-808-7646 msites@cityofsacramento.org	
	PB20-016	1615 18TH ST		Preservation Director
		Demolish existing rear stairs on existing structure and demolish existing detached garage and construct a 4 unit multifamily building on the rear of an existing single unit dwelling located in the R-3A SPD, East End Historic District. This request includes deviations to the required Rear yard setback and Maximum Height. The request required Director Level Site Plan and Design Review.		
		Note: the applicant notified Sean de Courcy (x2796) that they would be revising their project. Plans previously submitted have been deleted from the project record. Contact applicant to request revised plans once they are complete. This note has also been added to the workflow, and the project placed in waiting status.		
	PB20-029	1510 E ST	Sean deCourcy	Preservation Director (SFR/DUP)
		The City Planning Department is reviewing a proposal to construct a 1,928 square foot duplex on a 0.15 acre site located on Eggplant Alley behind 1510 E Street. This parcel is within the Multi Unit Dwelling Zone and the Central City Special Planning District (R-3A-SPD). The lot is currently developed with a duplex facing E Street, which is designated as a contributing resource to the Old Washington School Historic District. No work is proposed to the building on the site, which is a historic building listed on the Sacramento Register of Historic and Cultural Resources. This project will be subject to a public hearing by the Preservation Director. A second notice with the date and time of the public hearing will follow this early notice. If you have questions about the project, please contact the project planner.	916-808-2796 sdecourcy@cityofsacramento.org	
	PB20-036	509 21ST ST	Sean de Courcy	Preservation Director
		A request to legalize two non-conforming sheds at 509 21st Street. The sheds were constructed approximately in 2015 and are less than 120 square feet. . One shed was constructed within the side yard setback, and the other is located less than 4-feet from the primary residence. The .07-acre parcel is located within the Multi Unit Dwelling Zone and the Central City Special Planning District (SPD). The site is currently occupied by a triplex that is also a historic landmark and contributing resource to the Boulevard Park Historic District, and listed on both the Sacramento Register of Historic and Cultural Resources and the National Register of Historic Places.	916-808-2796 sdecourcy@cityofsacramento.org	

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	PB20-040	502 U ST		Staff
		Clear Housing Case no. 19-041040		
		1. ALL VINYL WINDOWS ON 5TH STREET SIDE, AND FRONT PICTURE WINDOWS WITH CUSTOM MODIFICATIONS TO BE REPLACED WITH HISTORICALLY COMPATIBLE WINDO WS.		
		2. VINYL WINDOWS ON OTHER ELEVATIONS MAY REMAIN, REDO TRIM.		
		3. FRONT AND REAR STAIRS TO BE MODIFIED TO MEET CODE.		
		4. REAR DECK		
		- RAILINGS AND STAIRS TO BE MODIFIED TO MATCH UPPER STAIR AND LANDING.		
		5. SIDE FENCE		
		- CUT DOWN TO 4		
		-FOOT HEIGHT OR MOVED BACK 5 FEET.		
		6. REAR DECK BUILT WITHOUT PERMITS		
		- REQUIRES APPROVAL.		
	PB20-041	1809 UPTOWN ALY		Staff
		REHAB EXISTING 1731 S.F. UTILITY BARN STRUCTURE IN NEWLY SPLIT LOT, TO NEW APPROX. 2024 S.F. 3 BR, 3 BA HOME WITH DETACHED GARAGE. DEMOLISH AND REBUILD REAR ADDITIONS (NORTH SIDE), REMOVE MIDDLE SHED STRUCTURE AND REBUILD GARAGE WITH 5 FOOT SETBACK TO ALLEY FOR VEHICLE MANEUVERING. INTENT TO USE SOME SALVAGE CONTENT (WINDOWS INTERNALLY), BE ALL-ELECTRIC, NET ZERO HOME WITH EV CHARGING AND BATTERY BACK UP IN GARAGE.		
	Z20-042	2431 N ST	Jose Quintanilla	Zoning Administrator
			916-808-5879 jquintanilla@cityofsacramento.org	
		A request to: 1) Subdivide one lot into three within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District, and the Winn Park Historic District; 2) Preservation Site Plan and Design Review (PSPDR) of the Tentative Parcel Map with deviations to minimum lot size, lot width, and lot depth; 3) PSPDR to construct two attached, three-story single-unit dwellings on proposed Parcels 1 and 2 with deviations to lot coverage, rear-yard setback, and maximum allowed front-yard setback paving; and 4) PSPDR of the development standards of an existing medical office building to be retained on proposed Parcel 3.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z20-045	1621 T ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Zoning Administrator
		Request to split the property and to construct multi-unit dwellings on a 0.146-acre project site located within the Multi-Unit Dwelling (R-3A-SPD) zone and within the Central City Special Planning District (SPD). The existing duplex will remain. The new building will include three multi-unit dwellings and one accessory dwelling unit (ADU). This request requires director-level review of: (a) tentative map to subdivide the project site into two lots, and (b) site plan and design review of the tentative map and the buildings. Review with IR20-136 (ADU).		
	Z20-057	0 4TH AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
		Request to subdivide one parcel into two parcels on 0.31 acres and Site Plan and Design Review for review of the map with deviations to minimum lot width in the Single Unit Dwelling zone (R-1).		
	Z20-062	225 JIBBOOM ST	Robby Thacker 916-808-5584 RThacker@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.		
	Z20-066	2321 J ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Staff
		Request to convert existing Hookah lounge to a Deli and construct a new patio cover behind building for outdoor lounge area for hookah consumption. This request requires a Minor Modification to CUP (Z18-116) to request outdoor consumption of tobacco and Site Plan and Design Review for new structure. Site has a code case for un-permitted patio structure (#20-012668)		
	Z20-070	2629 U ST	Sean de Courcy 916-808-2796 sdecourcy@cityofsacramento.org	Zoning Administrator
		Zoning Administrator Review of a Tentative Map and Preservation Director Site Plan & Design Review to subdivide an 0.15-acre lot into two ±0.07-acre lots in the Newton Booth Historic District, Multi Unit Dwelling Zone, and the Central City Special Planning District (R-3A-SPD).		
	Z20-075	2816 T ST	Courtney Long 916-808-8023 clong@cityofsacramento.org	
		Request to subdivide one 0.15-acre parcel into two parcels in the General Commercial (C-2-SPD) zone and within the Alhambra Corridor Special Planning District (SPD). The existing house will be retained. The request requires director-level review of a tentative map and site plan review of the tentative map.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
In Progress				
	Z20-081	1901 6TH ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	
		Request to construct a duplex with two accessory dwelling units (ADU) on the northeastern corner of 19th and 6th Streets within the Single-Unit Dwelling (R-1B) zone and within the Central City Special Planning District (SPD). Request requires director-level review of a tentative map to split the property into two lots, and site plan and design review of the tentative map and the duplex. The ADUs are being processed under IR20-225.		
	Z20-090	1234 U ST	Courtney Long 916-808-8023 clong@cityofsacramento.org	
		Request to construct 14 townhomes on a 0.59-acre project site within the Multi-Unit Residential (R-3A-SPD) and Residential Office (RO-SPD) zones and within the Central City Special Planning District (SPD). The request requires director-level review of a tentative map to subdivide the property and site plan and design review of the tentative map and the single-unit dwellings.		
Approved				
	DR20-101	1517 E ST	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		This project proposes a remodel and re-purposing of the existing 6400 sf commercial building into a 10 unit apartment building located in the C-4 Central City SPD. The scope of work includes the complete demolition of all interior walls and fixtures, interior and exterior remodel, new landscaping, parking restriping, new trash enclosure, new ground mounted electrical transformer and electrical service and relocation of existing gate on adjacent parcel. This request requires Site Plan and Design Review.		
	SIG-2018018	2019 O ST		
		Install two (2) sets of illuminated channel letters.		
Waiting				
	DR20-090	1908 O ST	Courtney Long 916-808-8023 clong@cityofsacramento.org	Staff
		A request to construct a 27-unit, five-story, 19,181-square-foot, multi-family housing development on a 0.15-acre site in the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD). Staff-level approval of Site Plan and Design Review is required.		
	DR20-096	2304 F ST	Sean de Courcy 916-808-2796 sdecourcy@cityofsacramento.org	Staff
		Demolish existing single family dwelling and construct a new Duplex Dwelling in the R-1B zone within the Central City SPD. This request requires Site Plan and Design Review.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	P18-078	301 CAPITOL MALL	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Planning and Design Commission
		A request for a mixed use development at 301 Capitol Mall, a 2.39 acre site bounded by Capitol Mall, 3rd Street, L Street, and 4th Street. The project site is located within the Central Business District (C 3 SPD) zone and within the Central City Special Planning District (SPD). The applicant proposes a 40 story building which includes offices, residences, retail, structured parking, and publicly accessible open space. The request requires commission level Site Plan and Design Review with deviations, a tentative Map to create condominium air-space lots, and commercial tree removal permit.		
	P19-009	2020 U ST	Robby Thacker 916-808-5584 RThacker@cityofsacramento.org	Planning and Design Commission
		The project is a request for a Tentative Subdivision Map to subdivide a 0.27-acre lot into six lots within the General Commercial (C-2-SPD) zone and the Central City Special Planning District; and 2) Site Plan and Design Review for the construction of six single-unit dwellings on the resulting lots; and 3) Tree Permit to remove private protected trees from the site. This project requires a Director's hearing for approval.		
	PB18-035	506 S ST		Preservation Director
		New single family residence with 2nd unit above garage off of alley.		
	PB19-067	2416 L ST		Staff
		Request to construct a pool house attached to the rear garage on a parcel within the R-3A-SPD zone. Central City SPD. Capitol Mansions Historic District. This requires a Preservation Staff SPDR.		
	PB20-007	1905 6TH ST		Staff
		Request to construct mixed use building with ground floor commercial space and three (3) residential units on the second floor in the R)-SPD zone. Central City SPD. This requires a Staff Preservation SPDR.		
	PB20-023	527 U ST	Sean de Courcy 916-808-2796 sdecourcy@cityofsacramento.org	Staff
		Site plan and design review for renovation of a single unit dwelling and conversion of a detached garage to an artist studio at 527 U Street. The parcel is located in the Multi Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 4				
Waiting				
	PB20-039	601 15TH ST	Sean de Courcy 916-808-2796 sdecourcy@cityofsacramento.org	Staff
		Request to remodel 4 apartments on second floor in Old Washington School Historic District. Scope of work includes new kitchens and bathrooms, electrical, plumbing, HVAC, roof and update to existing windows.		
	Z20-020	1 CAPITOL MALL	Matthew Sites 916-808-7646 msites@cityofsacramento.org	Zoning Administrator
		Request to exceed the allowed sign square-footage and number of attached signs in the C-3 SPD. This request requires Zoning Administrator Variance.		
	Z20-039	2714 D ST	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Tentative Parcel Map to subdivide a ±0.15-acre lot into three lots in the Single-Unit or Duplex Dwelling Zone (R-1B-SPD) in the Central City Special Planning District. Site Plan & Design Review for the resulting lot divisions, with deviations to reduce the minimum lot size of all lots and to reduce the minimum lot width on proposed parcels 2 and 3 (alley lots), and to reduce the minimum lot length on proposed parcel 1 (D Street lot). Site Plan & Design Review for an existing building to be retained on proposed parcel 1, with a deviation to reduce the rear yard setback.		
Council District - 5				
In Progress				
	DR19-360	7549 ALMA VISTA WAY	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request to remodel and to add living space and garage off the rear of an existing SFR in the Single-unit Dwelling (R-1) zone. Staff level site plan and design review is required.		
	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.		
	DR20-023	3132 2ND AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
		Request to convert single family residence into a duplex by raising the existing structure to create two levels and constructing a new separate dwelling at the rear of the property above a garage. Oak Park Design review District. This requires a Design Staff for Site Plan & Design Review and routing to Development Engineering for driveway. Concurrent Review Requested.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	DR20-113	2678 5TH AVE	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
		A request to permit a deviation from fence height requirement for a fence placed along the street-side property line, on a single family dwelling lot. Code case # 20-013267. This application was received by mail on 6/30/2020.		
	DR20-142	2732 9TH AVE	David Hung 916-808-5530 dhung@cityofsacramento.org	Design Director
		A request to construct an approximately 356 square-foot rear addition to an existing single-unit dwelling on an approximately 0.11-acre parcel in the Single-Unit Dwelling Zone (R-1). The project requires Director level Site Plan and Design Review for an addition to a single-unit dwelling with deviation to minimum side-yard setback in the Citywide Design Review District.		
	DR20-157	4421 4TH AVE		Staff
		Request for Site Plan and Design Review for the construction of a seven unit apartment complex on a partially developed .14 acre site in the General Commercial zone Broadway Stockton Special Planning District (C-2-SPD)		
	DR20-175	2200 STOCKTON BLVD		Staff
		New 103, 208 SF, five story hotel with parking at grade. The project will include the adaptive reuse of an existing bottling factory. Modification to previously approved DR19-107.		
	DR20-186	4990 STOCKTON BLVD		Staff
		Request to renovate an existing 27,608 sf facility into a new 130 bed residential care facility complying with the limit of an R2.1 occupancy as defined by the 2019 CBC, with support spaces, meeting rooms, kitchen and laundry facilities and office support spaces.		
	P19-070	7699 KLOTZ RANCH CT	Angel Anguiano aanguiano@cityofsacramento.org	Planning and Design Commission
		A request to review a 266 unit Multi-family development in the Shopping Center zone and Klotz Ranch Planned Unit Development (SC-PUD). This request includes an amendment to the Klotz Ranch PUD guidelines and schematic Plan, a Conditional Use Permit for a Multi-family development, and Site Plan and Design Review for site and building design.		
	P20-015	3404 MARTIN LUTHER KING JR BLVD	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		A request for a Conditional Use Permit to upgrade From Type 20 Off Sale Beer & Wine To Type 21 Off Sale General for a neighborhood market in the C-1 zone, Oak Park Design Review District.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	P20-018	3428 3RD AVE		Planning and Design Commission
		New rooftop sign located in Oak Park Historic District.		
	P20-029		Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit for a Cannabis Dispensary (delivery-only) and Conditional Use Permit for Cannabis Production (cultivation, distribution, manufacturing) on approximately 3.03 acres in the General Commercial Zone, with Transit Overlay on east parcels (C-2-TO & C-2). Site Plan & Design Review for a proposed new commercial development on a vacant property, including the construction of an 66,429-square-foot two-story building, with parking lot.		
	Z20-053		Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Zoning Administrator
		A request to subdivide one ±0.98-acre parcel in the (Single-Unit Dwelling R-1) Zone with no public street frontage into four parcels with a private road. This request requires a Tentative Parcel Map for the subdivision and Tentative Map Site Plan and Design Review with a deviation to create three new parcels without public street frontage. No new construction is proposed as a part of this application.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 5				
In Progress				
	Z20-079	2010 BROADWAY		Zoning Administrator
<p>The project, 21B, is located along Sacramento's Broadway Corridor— Comprising 3 contiguous lots and featuring frontages on both Broadway and Burnett Way, the site is flat with one tree requiring removal, and utilities accessible. As conceived, a 3 story mixed-use building is proposed for the existing Broadway fronting parcel. No mapping changes are proposed for this parcel. The building will feature one ground floor retail space, and 10 apartments encompassing all three floors. Dedicated outdoor space is provided for the retail component and six of the ten residential units. The remaining residential units enjoy Juliet balconies to ensure adequate light and air is received. A common lobby with interior mailbox receptacles is provided for building occupants. No design deviations are requested. As proposed, the mixed used building is consistent with design guidelines, setback requirements and standards.</p> <p>Burnett parcels provide additional housing. Eight detached duplexes are proposed, encompassing the existing two parcels. A central travel corridor is provided— extending from Broadway through to Burnett, to promote neighborhood engagement and provide unobstructed resident access to both streets. A Tentative Subdivision Map is required for this project component, to be submitted concurrently with the project Site Plan Design Review Application. No design deviations are requested. As proposed, the duplexes are consistent with design guidelines, setback requirements and standards.</p> <p>No on site parking is provided. Public transportation is readily available, with bus stops and a light rail station within 400 ft. of the project.</p> <p>All trash receptacles, for both commercial and residential components, duplexes included, will be held within the ground floor trash enclosure area of the mixed use building.</p>				
	Z20-086	3102 MARTIN LUTHER KING JR BLVD	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
Request to re-establish a non-conforming use (commercial service) inside an existing 1,512 square foot building in the Multi-Unit Dwelling zone (R-2A).				
Approved				
	SIG-2017802	150 3700 CROCKER DR		
Preview Approved 10/13/2020				
Install two (2) sets of pan channel letters with LED.				
Waiting				
	Z20-041	2024 BURNETT WAY	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
Tentative map to split one lot into two lots and to construct two new single family homes on an existing vacant lot in the C-2 zone.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	DR20-122	5751 BELLEVIEW AVE Demo existing house and construct new sfr	DR Intern 916-808-5924 drintern@cityofsacramento.org	Staff
	DR20-153	2 MANDOLA CT A request to develop 13 single-unit dwellings on approximately 1.89 acres in the Single-Unit Dwelling Zone (R-1). The project requires staff level Site Plan and Design Review to develop 13 single-unit dwellings with four house designs in the Citywide Design Review District.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
	DR20-164	8248 RENSSELAER WAY Request to construct a 339 square foot addition to the rear of the residence on a .14-acre site in the Single-Unit Dwelling zone within the Citywide SPDR (R-1) with a deviation from the setback requirements. This project requires will require a public hearing and final approval by the Design Director. New 339sq/ft den addition in the rear of the house that will require Setback Deviation because the proposed footprint will encroach into the 15ft setback requirement.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Design Director
	DR20-166	6450 LEMON HILL AVE This request is for Site Plan Design Review for a new 20,000 sf multifamily residential project consisting of 28 two-bedroom units in two separate buildings on one parcel. The project activates a currently blighted corner of 65th Street Expressway and Lemon Hill Avenue. Project includes demolishing existing structures. Located within R-2B-R zone in the Citywide design review area.	Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
	DR20-174	5225 84TH ST The proposed project is a request for approval for Site Plan Review for the development of a portable concrete batch plant located near the southeast corner of 84th Street and 24th Avenue in Sacramento, CA (5225 84th Street & 41 Ramos Court). The project will be developed on a portion of two parcels zoned as industrial (M-2S). The concrete batch plant project operations encompass a total of approximately 0.8 acres. A lot line adjustment will be submitted for review to adjust the eastern property line of APN 061-0173-024 further east to allow for adequate space for the operations of the concrete batch plant. The site will consist of batch plant equipment with associated trailer, generator, cement silo, raw material storage and conveyor. No new utility services are proposed for the site. A 25-foot landscape buffer with existing plant materials is located along the project's frontage on 84th Street which will remain. No buildings are proposed.	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	P20-025	3875 POWER INN RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
		A request to construct a store, gas station, and publicly-accessible restrooms on ±2.26 acres within the General Commercial (C-2) Zone. The request requires a Rezone from Office Business Low Rise Mixed-Use (OB) to General Commercial (C-2), a Conditional Use Permit to establish a gas station, a Tentative Parcel Map to reconfigure 3 parcels totaling ±4.48 acres, Site Plan and Design Review to construct a store, fueling facility, parking lot, and site improvements, and a Tree Permit to remove City street trees.		
	P20-031	8336 GALENA AVE	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
		Request for Conditional Use Permit to establish a warehouse and distribution center in the Heavy Industrial zone and Army Depot Special Planning District (M-2-SPD), Site Plan and Design Review to construct a ±477,020-square-foot warehouse and associated site improvements on a ±26.94-acre parcel, with a deviation to a portion of the landscape setback requirement; and a Tree Permit to remove four private protected trees.		
	Z20-016	4201 FLORIN PERKINS RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
		A request to modify a previous approval including the number of on-site vehicles allowed per day at an ±11.5-acre public disposal site material recovery and transfer station and landscape material sales yard within the Light Industrial (M-1) Zone. The request requires a Minor Modification to file P13-017.		
	Z20-038	4011 POWER INN RD	Courtney Long 916-808-8023 clong@cityofsacramento.org	Zoning Administrator
		A request to establish a Cannabis Manufacturing and Distribution facility in an existing 12,600-square-foot building at 4011 Power Inn Road in the Light Industrial (M-1S) zone. Minor exterior improvements to the building will be made to enhance building security. This project requires a Conditional Use Permit (CUP), Site Plan & Design Review, and Zoning Administrator approval.		
	Z20-043	8551 FOLSOM BLVD	Robert W. Williams 916-808-7686 rwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to establish a new storefront Cannabis Dispensary in an existing 2,760 square foot building on approximately 0.3 acres in the General Commercial Zone (C-2). Site Plan & Design Review for exterior building and site renovations.		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z20-061	8296 ALPINE AVE	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		To modify a previously approved Conditional Use Permit (CUP) for cannabis production (file Z17-026). More specifically, the proposed project is for changes to the floor plan which will reallocate some of the previously approved square of cultivation into new distribution and manufacturing (volatile and non-volatile) areas. The proposed project includes Site Plan & Design Review (SPDR) for minor exterior building and site improvements. The project site is on approximately 1.49 acres in the Light Industrial Zone, Solid Waste Restricted Overlay (M-1S-SWR).		
	Z20-068	8671 ELDER CREEK RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		To modify a previously approved Conditional Use Permit (CUP) for cannabis production (files Z17-193, Z18-119, & Z19-155). More specifically, the proposed project is for floor add volatile cannabis manufacturing to a tenant suite previously approved for non-volatile cannabis manufacturing, including floor plan changes. The project site is with a 64,740 square foot, one-story commercial condominium building on approximately 4.37 acres in the Heavy Industrial Zone (M-2S).		
	Z20-071	8440 ELDER CREEK RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	
		Modification of a previously approved Conditional Use Permit (CUP) for cannabis production (file Z19-111). More specifically, the proposed project is for floor plan changes to not construct the previously approved second floor and two rear additions and to add cannabis distribution to the previously approved cultivation. The existing building is ±15,000 square feet with a proposed ±120-square-foot mezzanine and proposed ±4,275 rear addition. The request results in reduction of previously approved cannabis production use to ±19,395 square feet (30,567 per Z19-111). The proposed project includes Site Plan & Design Review (SPDR) for the rear addition and minor exterior building and site improvements. The project site is on approximately 1.49 acres in the Heavy Industrial Zone (M-2S).		
	Z20-074	6080 ELDER CREEK RD	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
		Conditional Use Permit to change an existing nonconforming use to another nonconforming use, on approximately 0.99 acres in the General Commercial Zone, Broadway-Stockton Special Planning District (C-2-SPD). The request is to change from auto repair use to auto sales use, both of which are prohibited uses in the Broadway-Stockton SPD. (No renovations to the site or buildings are proposed).		

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
In Progress				
	Z20-078	8130 ALPINE AVE	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
To modify a previously approved Conditional Use Permit (CUP) for cannabis production (file Z17-023, modified by file Z18-036). More specifically, the proposed project is for changes to the floor plan which will reallocate previously approved square footage between cultivation and distribution, and to move the location of proposed distribution to different building. No exterior renovations are proposed. The project site is on approximately 2.16 acres in the Light Industrial Zone, Solid Waste Restricted Overlay (M-1S-SWR). Project site also contains an existing storefront cannabis dispensary (file Z13-144 modified by files Z17-233 & Z18-059)				
	Z20-088	5851 ALDER AVE	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Zoning Administrator
A request to add Manufacturing and Distribution to an existing Cultivation CUP (Z17-137) and add new Non-storefront Dispensary for 5851 Alder Avenue, located in the M-2S zone.				
Approved				
	Z19-136	5720 ALDER AVE		Staff
Approved 10/02/2020 Minor Modification to previous approval (Z17-180) to reduce the square footage of Cannabis Cultivation area and to add Cannabis non-volatile Manufacturing. No exterior work proposed.				
	Z20-029	5801 WAREHOUSE WAY	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Zoning Administrator
Approved 10/02/2020 To modify a previously approved Conditional Use Permit (CUP) for cannabis production (file Z17-197, modified by Z18-052). More specifically, the proposed project is for floor plan changes to a portion of building which will reduce the total cannabis production square footage of a single tenant space and reallocate square footage previously approved for cannabis manufacturing to the cannabis distribution area. The project site is on approximately 3.92 acres in the Heavy Industrial Zone (M-2S).				
Waiting				
	Z20-069	16 LIGHT SKY CT	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Staff
Minor Modification a previously approved Conditional Use Permit (CUP) for cannabis production (file Z18-100). More specifically, the proposed project is for floor plan changes to a building which will add a second floor inside an existing building to provide for additional cannabis cultivation area, and to remove previously approved manufacturing and distribution areas. Also, to construct a new exterior fenced cannabis loading area. The project request includes Site Plan & Design Review (SPDR) for the proposed new exterior cannabis loading area and minor site changes. The project site is on approximately 0.64 acres in the Heavy Industrial Zone (M-2S).				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 6				
Waiting				
	Z20-073	3600 POWER INN RD		Zoning Administrator
<p>3600 Power Inn Road, Sacramento, CA 95826 is the subject property and it is owned by Ionos, LLC. The subject property is a ±1.27 acre parcel in the General Commercial (C-2) zone of District 6 with an existing two-story, approximately 36,041 square foot concrete commercial warehouse built in 1981. The site is surrounded by existing industrial, commercial and office uses.</p> <p>On November 18, 2014, the City Council approved a conditional use permit for cannabis dispensary use at 3600 Power Inn Road, Suite 1A. The valid cannabis dispensary conditional use permit (P14-044) allows for a storefront cannabis dispensary and for the sale of medical cannabis only. On January 10, 2018 the Zoning Administrator approved Z17-248 which modified the existing conditional use permit to allow the sale of cannabis for adult use from the storefront dispensary.</p> <p>The applicant, Eleven LLC, is now requesting to modify the existing cannabis dispensary conditional use permit (P14-044) to also allow delivery-only dispensary use at 3600 Power Inn Road. The applicant proposes allowing 3 separate and distinct delivery-only dispensaries within the existing building, in addition to the approved storefront dispensary.</p> <p>The applicant has future plans to locate a CORE cannabis storefront dispensary operator.</p> <p>Exterior modifications are not part of the proposed project. All cannabis related activities will occur within the existing building and will not be visible from the public-right-of-way.</p>				
Council District - 7				
In Progress				
	DR20-137	31 CRUMPET CT	David Hung 916-808-5530 dhung@cityofsacramento.org	Staff
<p>A request to construct six house plans for single-unit dwellings on 56 vacant lots within an approximately 8.0 gross-acre subdivision in the Multi-Unit Dwelling Zone (R-2B-R). This proposal requires staff level Site Plan and Design Review to develop 56 single-unit dwellings within the Citywide Design Review District.</p>				
	P20-022		Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning and Design Commission
<p>A request to rename a cul-de-sac on the southern terminus of Maple Tree Way (south of its Alder Tree Way intersection) to Kado Court in honor of design architect Edwin Kado who helped design multiple Asian Community Center facilities, including the assisted living and memory care senior housing Maple Tree Village facility. The facility is the only property that has a street address on the cul-de-sac proposed to be renamed. The request requires Planning and Design Commission approval via resolution.</p>				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 7				
In Progress				
	P20-024	8303 DELTA SHORES CIR	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
A request to rezone from Single Unit or Duplex Dwelling zone (R-1A) to Multi-Unit Dwelling zone (R-3), a General Plan Amendment from Traditional Neighborhood Medium Density (TNMD) and Parks and Recreation (PR) to Traditional Neighborhood High Density (TNHD), a Schematic Map Amendment to the Delta Shores Planned Unit Development, and a Minor Large Lot Tentative Map Revision to subdivide 22.8 acres into 135 parcels.				
Waiting				
	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.				
Council District - 8				
In Progress				
	DR20-084		Armando Lopez 916-808-8239 ALopezJr@cityofsacramento.org	Staff
New Duplex on vacant lot.				
	DR20-114	3800 FLORIN RD	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Staff
A request to construct a ±38,000 square foot health center on a ±5.05-acre parcel within the General Commercial (C-2) Zone. The proposal includes tenant improvements to two on-site buildings previously used as Auto Sales/Service, and the construction of a new third building. The request requires Site Plan and Design Review.				
	P20-027	8600 SUNNYBRAE DR	Daniel Abbes 916-808-5873 DAbbes@cityofsacramento.org	Planning Director
Reasonable Accommodation to extend backyard fence to street-side property line on a corner lot in the R-1A zone.				
Waiting				
	P18-079	8768 WHITEHOUSE RD	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Planning and Design Commission
A request to expand the operations of a church within the Single-Unit and Duplex Dwelling (R-1A) zone. The request requires commission-level review of a conditional use permit for an assembly use and site plan and design review for the addition and parking lot modifications.				

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CURRENT STATUS	FILE #	ADDRESS DESCRIPTION	PLANNER	REVIEW LEVEL
Council District - 8				
Waiting				
	P20-020	35 QUINTA CT	Robert W. Williams 916-808-7686 rwwilliams@cityofsacramento.org	Planning and Design Commission
		Conditional Use Permit for a Cannabis Dispensary (delivery-only), and Conditional Use Permit for Cannabis Production (cultivation and distribution), in 6,400 square feet of a 12,800-square-foot commercial building, on a property which contains two other commercial buildings, on approximately 3.56 acres in the General Commercial Zone (C-2-R). No exterior building or site work is proposed. (Project requires commission level approval due to the proposed dispensary being located within 600 feet of a church or faith congregation.)		
	Z20-051	0 KENWORTHY WAY	Angel Anguiano 916-808-5519 AAnguiano@cityofsacramento.org	Zoning Administrator
		Request to subdivide one parcel into three parcels on a 0.75 acre parcel and Site Plan and Design Review for review of the map and for the construction of three single unit homes with deviation to lot standards in the Duplex Dwelling Zone (R-2-R).		

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