



PLANNING COMMISSION REGULAR MEETING
September 16, 2026



CITY OF LINCOLN

PLANNING COMMISSION REGULAR MEETING

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Peter Gilbert
Michele Hutchinson
Tim Jackson
Eric Johnson, Chair
Jerry Johnson
Tony Manning, Vice Chair

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

PLANNING COMMISSION

6:00 PM
City Hall
Council Chambers, 3rd Floor
600 Sixth Street
Lincoln, CA 95648

OR VIRTUAL

Meeting can be viewed on the City's YouTube Channel (accessed on the City's website) or WAVE Channel 18 and attended virtually via Zoom. Please join the Zoom Webinar from your computer, tablet or smartphone. You may participate in live public comment through this platform. Registration URL copy and paste this link: https://us06web.zoom.us/webinar/register/WN_1ZYwZYxjQQa7mmALR2w-ag. You can also dial in using your phone - US: +1 (669) 900-6833 and use *9 to raise your hand to speak.

Webinar ID: 882 5285 9306

CITY OF LINCOLN STAFF -

Nita Wracker, Comm. Dev. Director
Rommel Pabalinas, Comm. Dev. Planning Manager
Mikaela Noble, Associate Planner
Eugenie Guadron, PC Secretary

Douglas White, City Attorney
Efren Sanchez, Senior Planner
Thomas Cruickshank, Associate Planner

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. AGENDA MODIFICATIONS
5. INFORMATION ITEMS AND DISCLOSURES
6. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION *All speakers' time will be limited to three (3) minutes, unless extended by the Chairperson. All comments or questions should be addressed to the Chairperson and in most cases, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda, but may engage in brief discussion, provide direction to City staff, or schedule items for future meetings.
7. CONSENT
 - 7.A [Findings of Consistency with the General Plan of the proposed Western Placer Unified School District Site Acquisition \(Rommel Pabalinas\)](#)
 1. Determine that the Findings of Consistency with the General Plan involving WPUSD proposed site acquisition of properties for future facility expansion qualifies for an exemption under Categorical Exemption Section 15061(b)(3) (Common Sense Exemption) (CEQA)
 2. Adopt a Resolution determining Western Placer Unified School District proposed site acquisition of properties for future facility expansion to be consistent with the City of Lincoln General Plan.
8. PUBLIC HEARINGS
 - 8.A [Home Depot Conditional Use Permit Modification \(Mikaela Noble\)](#)
 1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities); and
 2. Adopt a Resolution approving the modification request for an existing Conditional Use Permit (CUP), previously approved under Resolution 2006-012, for Home Depot (Attachment 4).
 - 8.B [Parkwood Development Agreement \(Mikaela Noble\)](#)
 1. Determine that an Addendum to the Village 1 Specific Plan Environmental Impact Report (EIR) (SCH #2010102018) for the Parkwood project was previously adopted by the City Council, and therefore, no additional environmental review is required; and,
 2. Adopt a resolution recommending City Council approval of a Development Agreement between the City of Lincoln and JEN California 28 LLC for the

development of approximately 21 acres within the Village 1 Specific Plan Area.

8.C **1905 Aviation Boulevard project (Tom Cruickshank)**

1. Determine the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Planned Development); and,
3. Adopt a Resolution approving a Conditional Use Permit for outdoor storage; and,
4. Adopt a Resolution approving a Conditional Use Permit for perimeter fencing pursuant to the standards of the Lincoln Aircenter General Development Plan.

9. GENERAL BUSINESS

10. INFORMATIONAL ITEMS FROM STAFF/DIRECTOR REPORTS

10.A **Planning Entitlement Tracker Discussion (Nita Wracker)**

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three-minute time limits may be placed on citizen comments.

APPEALS

If you wish to appeal a decision of the Planning Commission, you must have participated in the Planning Commission review of the item by submitting written testimony or oral testimony at the public hearing. The appeal is limited to those issues raised at the Planning Commission meeting.

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Lincoln City Clerk or the Planning Department, 600 Sixth Street, Lincoln.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

NOTE: Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at <https://www.lincolncalifornia.gov/> subject to staff's availability to post the documents before the meeting.

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than \$500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.