



DESIGN REVIEW BOARD
May 27, 2026



CITY OF LINCOLN

DESIGN REVIEW BOARD

May 27, 2026

Matt Alves, Police Chief
Ronee Briley, Public Appointee
Vin Cay, City Engineer
Sean Freitas, City Manager Designee
Michele Hutchinson, Planning Commission Appointee
Anthony Mejia, Fire Chief
Thomas Cruickshank, City Planner

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

BOARD / COMMISSION / COMMITTEE

9:00 AM

First Floor Conference Room
City Hall, 600 Sixth Street
Lincoln, CA 95648
or attend via
ZOOM

register by using this link:

https://us06web.zoom.us/webinar/register/WN__janb1GkRuuBnta63jHtSA

or participate by calling US: +1 (669) 900-6833

use ID# 891 8724 3342 and use *9 to raise hand to speak

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CITIZENS ADDRESSING THE COMMITTEE (Within the subject matter jurisdiction of the Board / Commission / Committee)**
4. **PROJECTS UNDER REVIEW**
- 4.A **Recommend Planning Commission to approve JLC Concrete Design Review (Efren Sanchez).**
5. **ADJOURNMENT**

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.



STAFF REPORT

Item Number 4.A

SUBJECT: Recommend Planning Commission to approve JLC Concrete Design Review (Efren Sanchez).

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: May 27, 2026

STAFF RECOMMENDATION:

Recommend Planning Commission to approve JLC Concrete Design Review.

BACKGROUND/INTRODUCTION:

Design Review application for the construction and operation of a new 2-story 2,182 SF concrete plant observation room / office for a ready-mix concrete plant facility. The applicant also proposes to install a new van accessible parking space, one additional standard parking space, and planter box adjacent to the new parking spaces. Located at 1360 Gladding Road on an 11.2 acre site, which has a General Plan Land Use Designation of Industrial (I) and is Zoned Industrial (I). APN: 008-010-036. PLN25-00034. (Property Owner: JLC Ready Mix, Inc; Applicant: Michael Webb).

ATTACHMENTS:

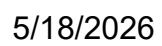
[Attachment 1_Location Map.pdf](#)

[Attachment 2_Site Plan.pdf](#)

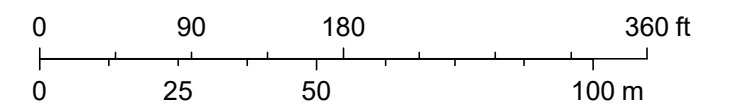
[Attachment 3_Proposed Elevations and Materials.pdf](#)

Attachment 1: Location Map

JLC Concrete Design Review

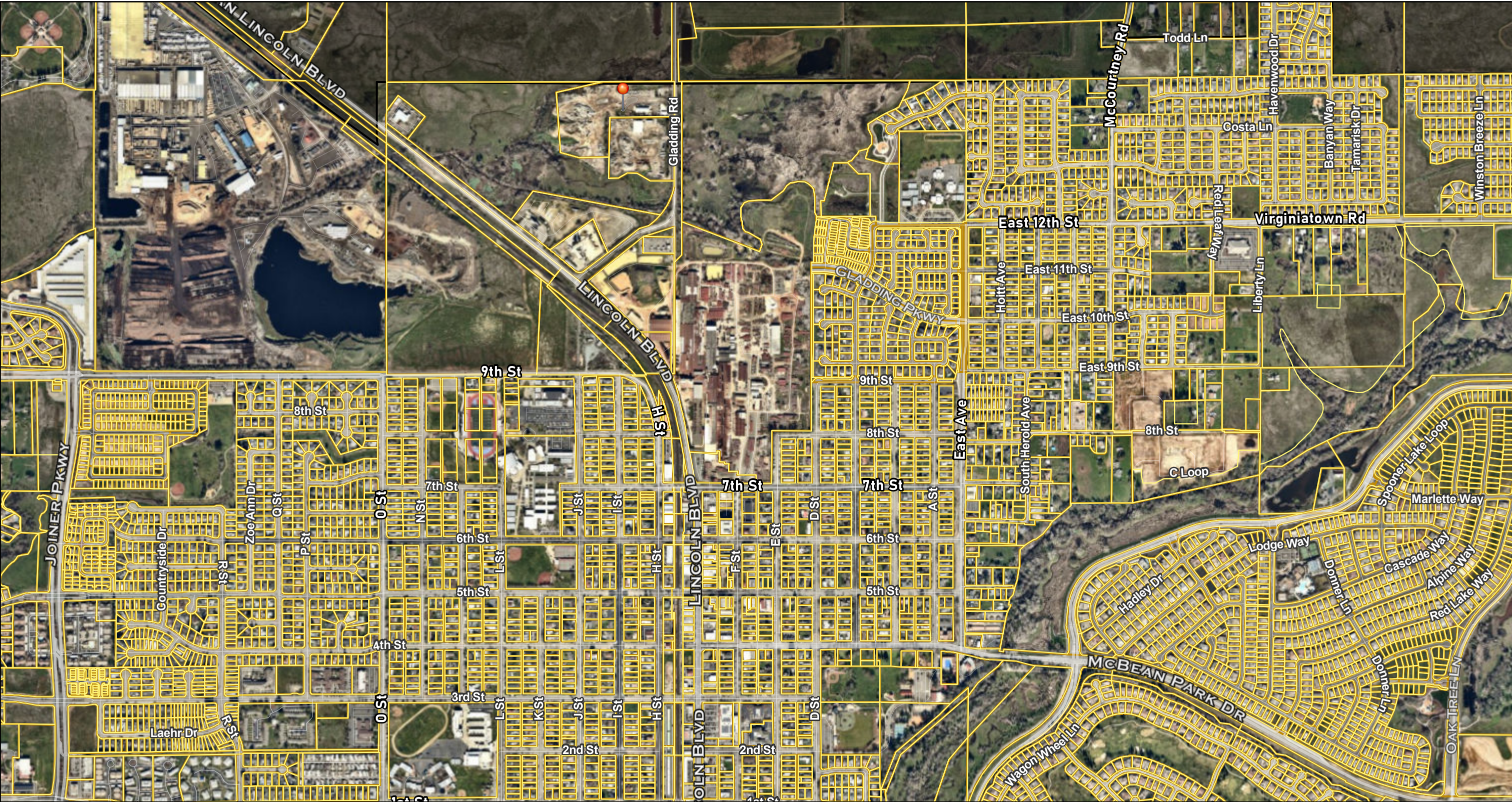


1:1,753



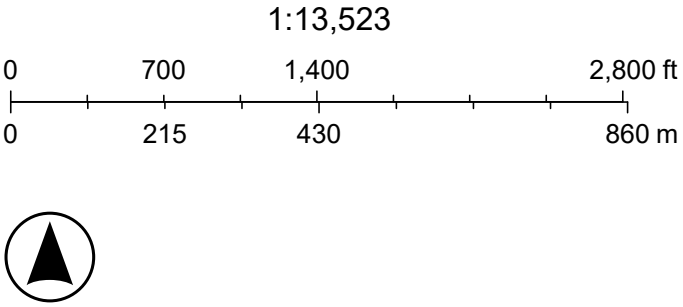
-
- Legend for the map symbols:
- Water Abandoned (Orange line)
 - Water Sampling Stations (Blue circle with 'S')
 - Meters (Blue circle with 'M')
 - Water Service Valves (Blue square with 'V')
 - Water Service (Blue line)
 - Water Valves (Blue square with 'V')
 - Hydrants (Red cross)
 - Water Pipes (Blue line)
 - Existing (Solid blue line)
 - Future (Dashed blue line)
 - Private (Pink line)
 - Other or Unknown (Black line)
 - Water Structure Point (Blue circle with 'P')
 - Water Structure Polygon (Blue polygon)
 - BMP (Blue circle with 'B')
 - COL (Orange circle)
 - Unknown (Grey circle)

JLC Concrete



5/18/2026, 4:20:46 PM

-  Lincoln Parcels by Zoning Code
-  Placer Parcel



Attachment 2: Site Plan

JLC Concrete Design Review

VICINITY MAP

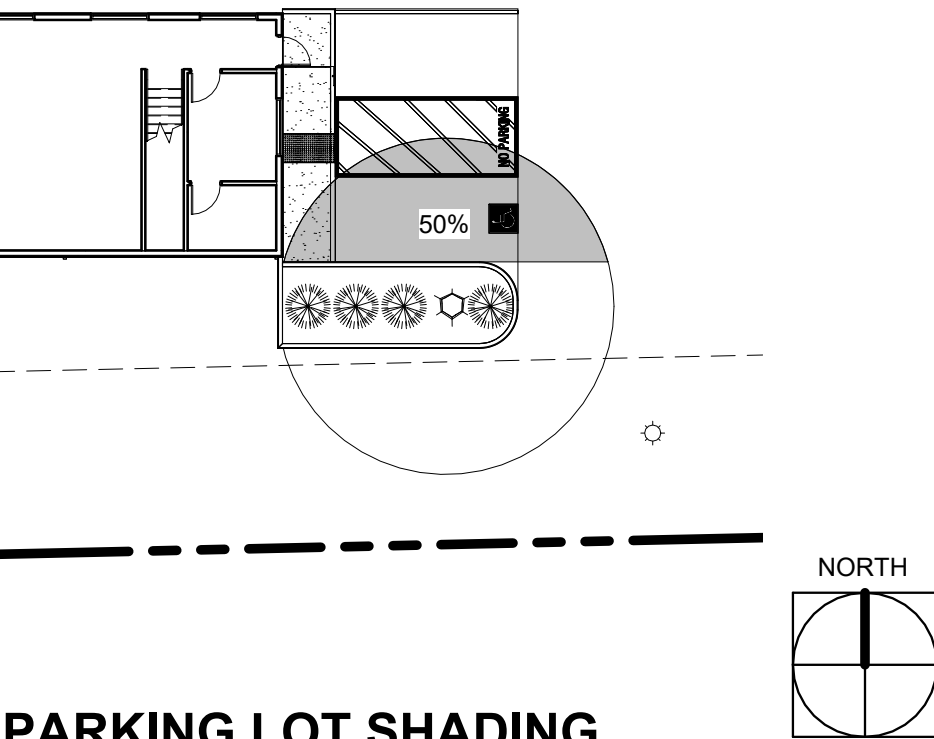


SITE & PROJECT DATA

ASSESSOR'S PARCEL #:	008-010-036
USE ZONE:	1 (INDUSTRIAL)
SITE AREA:	487,872 SF (11.2 ACRES)
PROPOSED BUILDING AREA:	2,182 SF
PARKING REQUIRED:	(1) SPACE PER 3 EMPLOYEES, NO LESS THEN (1) SPACE PER 1,000 SF GROSS FLOOR AREA.
PARKING PROVIDED:	
(E) STANDARD:	6 SPACES
(N) STANDARD:	1 SPACE
(N) ACCESSIBLE:	1 SPACE
TOTAL:	8 SPACES
FIRE DISTRICT:	WESTERN PLACER FIRE (Csa 28 ZONE 76)
SCHOOL DISTRICT:	WESTERN PLACER UNIFIED SCHOOL DISTRICT
ELECTRICAL:	PG&E
NATURAL GAS:	PG&E

SHEET INDEX

ARCHITECTURAL	
P1	SITE PLAN
P2	FLOOR PLANS & ROOF PLAN
P3	EXTERIOR ELEVATIONS
P4	EXTERIOR ELEVATIONS
P5	LIGHTING PLAN
CIVIL	
C1.0	PRELIMINARY UTILITY PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY STORM WATER QUALITY CONTROL PLAN



2 PARKING LOT SHADING

SCALE: 1" = 20'-0"

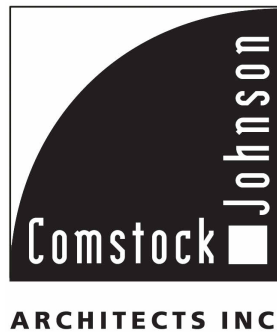
PARKING AREA SHADE CALCULATION

BOTANICAL NAME	CANOPY DIA. AT MATURITY	QUANTITY @ 1/2 SHADE / SQ. FT.	TOTAL
ACER RUBRUM	35'	1 @ 321	321
TOTAL TREE SHADE:			321
PARKING SURFACE AREA:	497 SQ. FT.		
SHADE AREA REQUIRED (50% OF PARKING AREAS):	249 SQ. FT.		
TOTAL SHADE PROVIDED:	321 SQ. FT.		
PERCENT SHADE:	65%		

P1

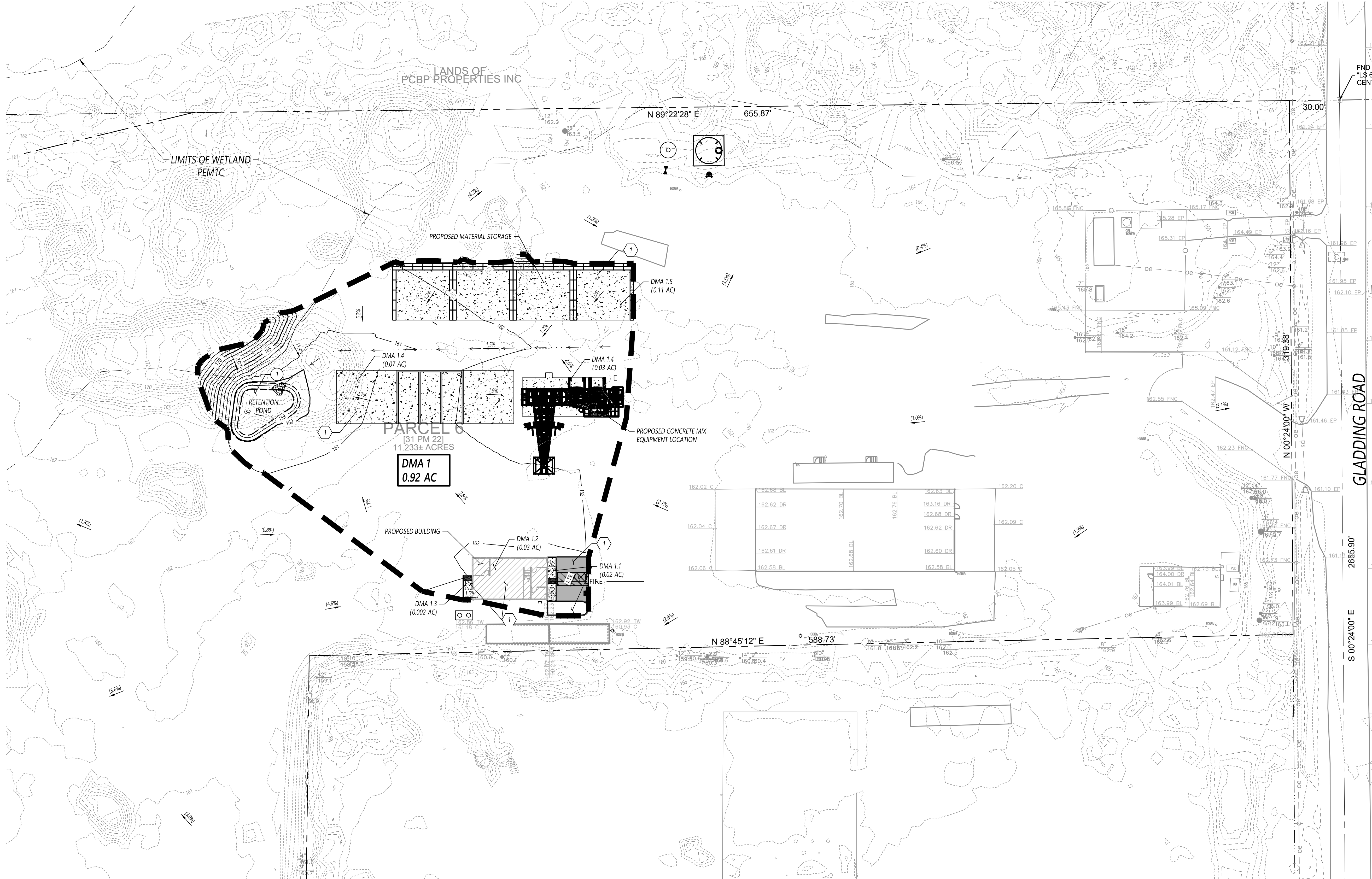


JS /JG 25104 11/24/25



JLC CONCRETE
1360 GLADDING RD.
LINCOLN CA. 95648





LEGEND

--- EXISTING PROPERTY LINE
- - - DMA BOUNDARY
--- PROPOSED STORM DRAIN LINE
○ PROPOSED STORM DRAIN MANHOLE

DMA XX
X.XX AC

DMA NO. AND AREA

SITE DESIGN MEASURES:

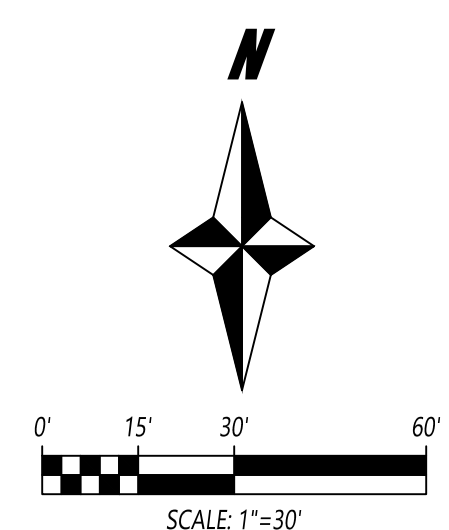
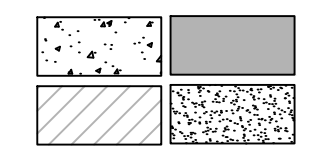
1 PROPOSED IMPERVIOUS AREA DISCONNECTION PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL BMP FACT SHEET NO. SDM-4.

FULL CAPTURE TRASH CONTROL MEASURES:

1 PROPOSED RETENTION POND TO MEET TRASH CAPTURE DEVICE REQUIREMENTS PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL BMP FACT SHEET NO. TR-4.

IMPERVIOUS SURFACE INFORMATION

LOT AREA: 11.23 AC (± 489,300 SF)	
<u>EXISTING ON-SITE IMPERVIOUS SURFACING</u>	
IMPERVIOUS AREA:	±0.30 ACRES - 3%
TOTAL EXISTING IMPERVIOUS	±0.30 ACRES - 3%
<u>EXISTING ON-SITE PERVIOUS SURFACING</u>	
NATURAL GROUND AREA:	±10.93 ACRES - 97%
TOTAL EXISTING PERVIOUS	±10.93 ACRES - 97%
<u>POST CONSTRUCTION ON-SITE IMPERVIOUS SURFACING</u>	
EXISTING IMPERVIOUS AREA:	±0.30 ACRES - 3%
PROPOSED PAVED/BUILDING AREA:	±0.28 ACRES - 2%
TOTAL PROPOSED IMPERVIOUS	±0.58 ACRES - 5%
<u>POST CONSTRUCTION ON-SITE PERVIOUS SURFACING</u>	
NATURAL GROUND AREA:	±10.65 ACRES - 95%
TOTAL PROPOSED PERVIOUS	±10.65 ACRES - 95%



PRELIMINARY STORM WATER QUALITY CONTROL PLAN
JLC CONCRETE
1360 GLADDING ROAD
CITY OF LINCOLN

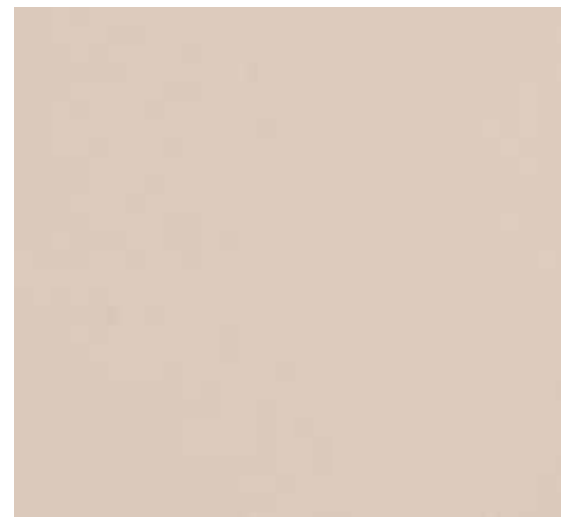
Ousdale
1212 SUNCAST LANE SUITE 1
EL DORADO HILLS, CALIFORNIA 95762
T (916) 370-7647
WWW.OUSDALE.COM

C3.0
DATE: 3/19/2026
SCALE: 1"=30'
DRAWN BY: FS

Login Name: FrancisSalla
Plot Date: March 19, 2026 - 1:03 pm
File Name: C:\Users\FrancisSalla\OneDrive - Ousdale\OneDrive\Projects\Lincoln\1360 Gladding Road\1360 Gladding Road.dwg
Drawing: V25021-00-C3.0-SWQCP.dwg

Attachment 3: Proposed Elevations & Materials

JLC Concrete Design Review



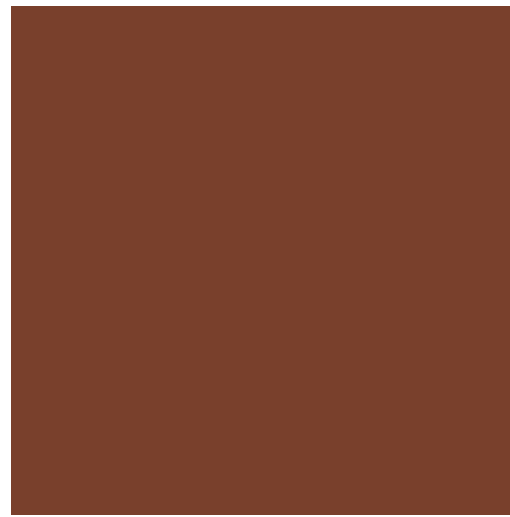
LOWER FLOOR MAIN BODY FINISH
SHERWIN WILLIAMS SW 6092



UPPER FLOOR MAIN BODY FINISH
SHERWIN WILLIAMS SW 6095



TRIM FINISH
SHERWIN WILLIAMS SW 6092



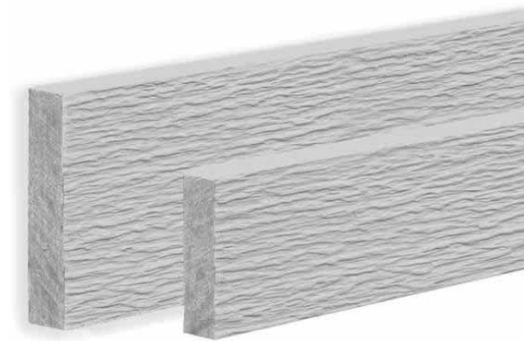
STANDING SEAM METAL ROOF
AEP SPAN TERRRA-COTTA



JAMES HARDIE STRAIGHT EDGE
SHINGLE SIDING



JAMES HARDIE RUSTIC GRAIN SIDING
WITH 1X3 BATTEN BOARD



JAMES HARDIE RUSTIC GRAIN TRIM

FINISH LEGEND

SCALE: 1/8" = 1'-0"

JAMES HARDIE SELECT
CEDARMILL PANEL
SIDING W/ JAMES HARDIE
1X3 RUSTIC GRAIN
BATTENS @ 1'-4" O.C.

T.O. CANOPY
8'-3"

NEW PREFABRICATED
METAL AWNING

PROPOSED
FLOOD LIGHTS

1X8 JAMES
HARDIE RUSTIC
GRAIN TRIM

1X4 JAMES HARDIE
RUSTIC GRAIN TRIM

JAMES HARDIE
STRAIGHT EDGE
SHINGLE SIDING

1X12 JAMES HARDIE
RUSTIC GRAIN TRIM

1X4 JAMES HARDIE
RUSTIC GRAIN TRIM

ROOF PEAK
25'-7"

FLOOD LIGHT
14'-0"

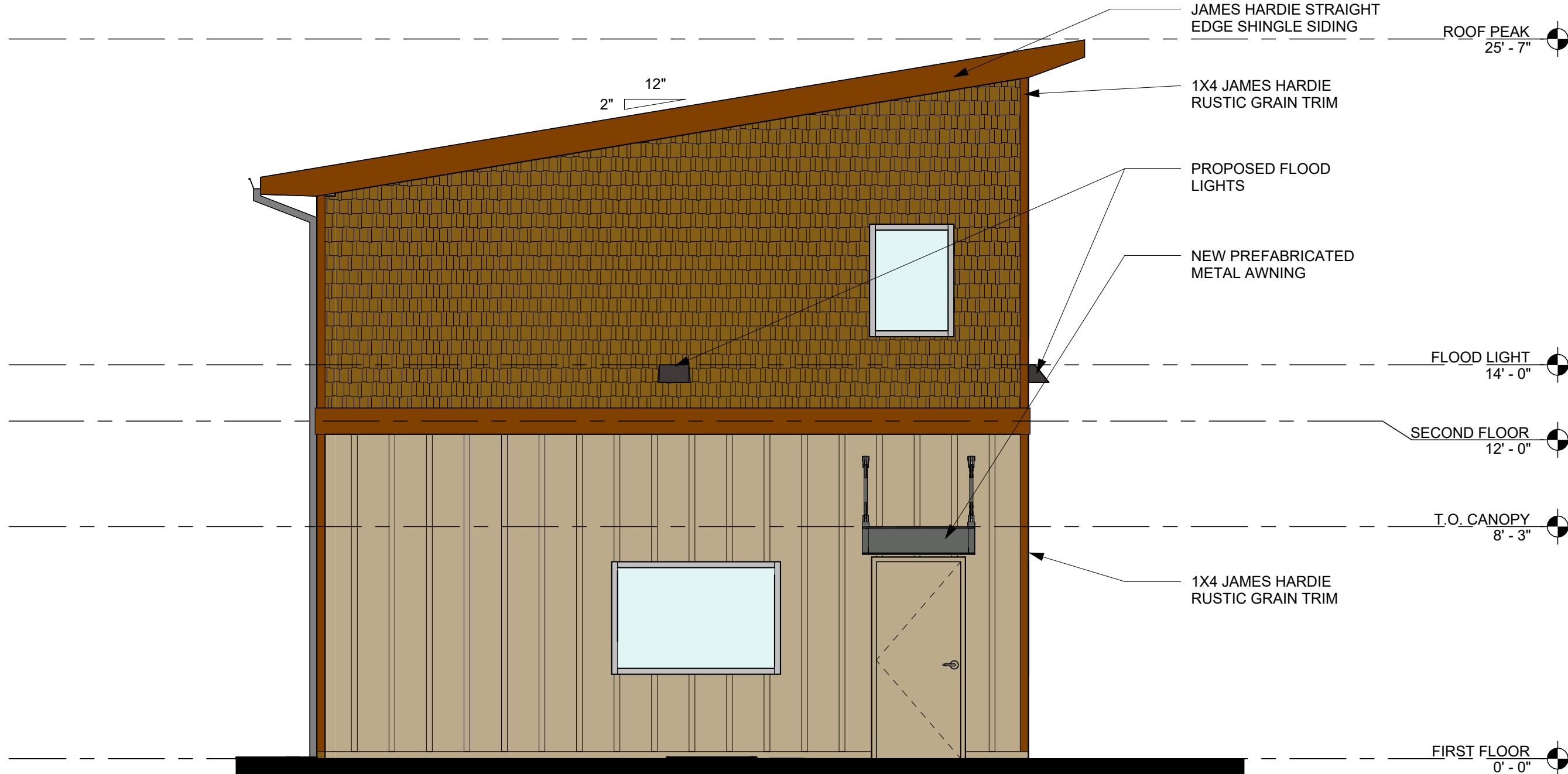
SECOND FLOOR
12'-0"

FIRST FLOOR
0'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



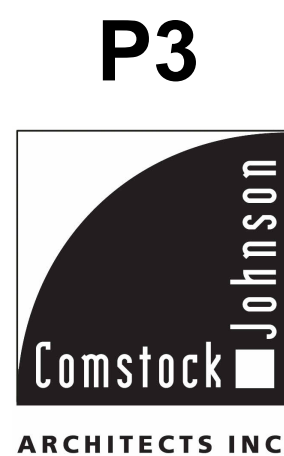
2 EAST ELEVATION

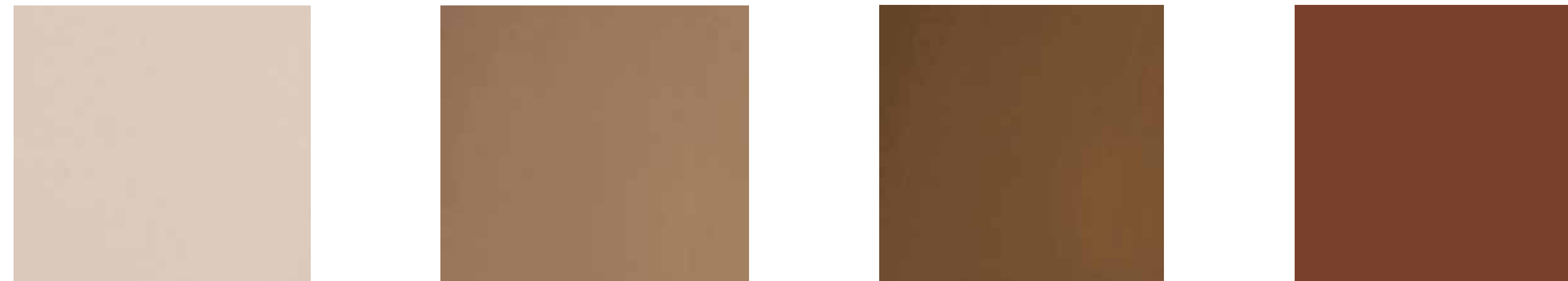
SCALE: 1/4" = 1'-0"

JLC CONCRETE
1360 GLADDING RD.
LINCOLN CA. 95648



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LOWER FLOOR MAIN BODY FINISH
SHERWIN WILLIAMS SW 6092

UPPER FLOOR MAIN BODY FINISH
SHERWIN WILLIAMS SW 6095

TRIM FINISH
SHERWIN WILLIAMS SW 6092

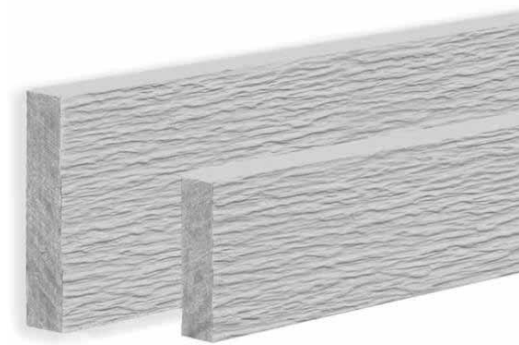
STANDING SEAM METAL ROOF
AEP SPAN TERRRA-COTTA



JAMES HARDIE STRAIGHT EDGE
SHINGLE SIDING



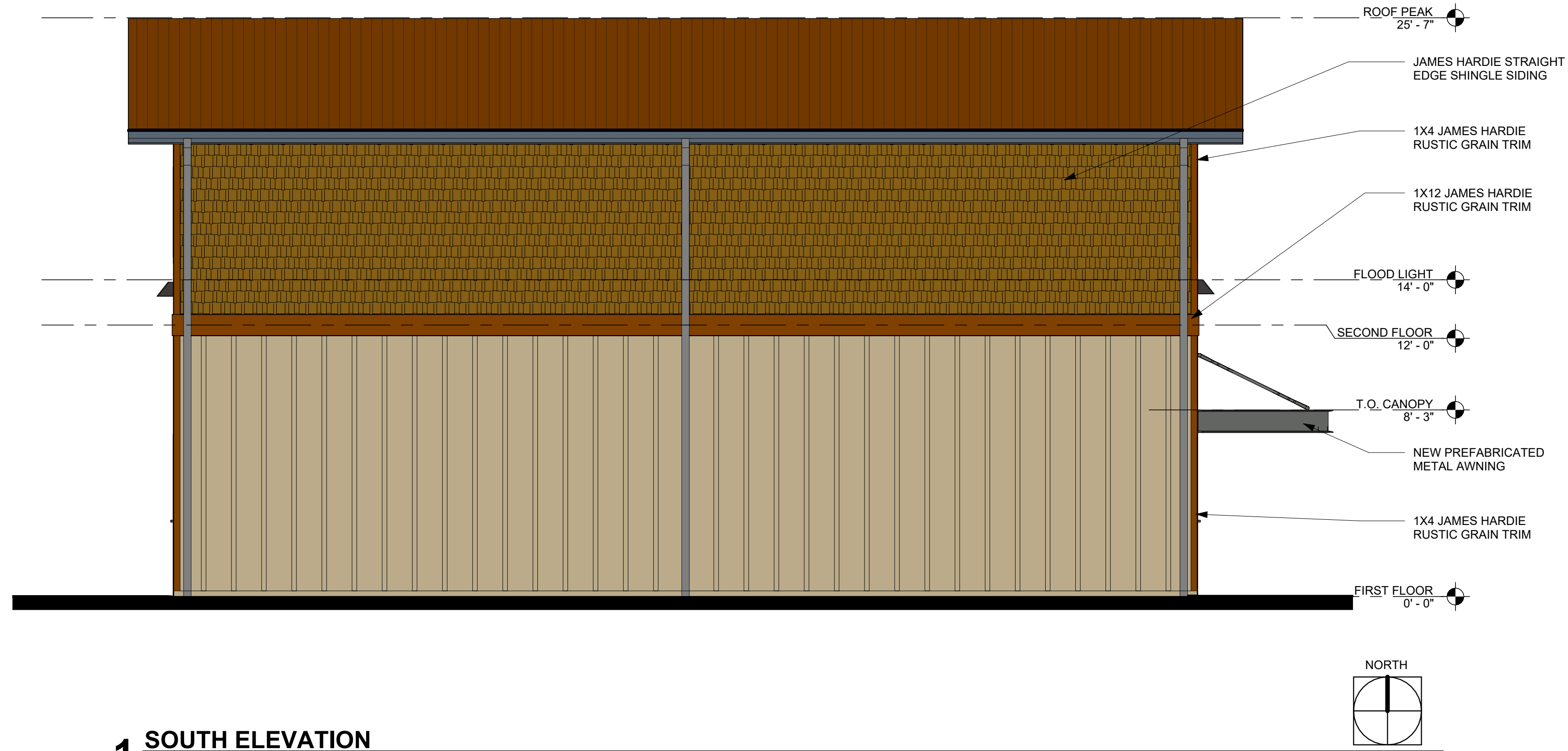
JAMES HARDIE RUSTIC GRAIN SIDING
WITH 1X3 BATTEN BOARD



JAMES HARDIE RUSTIC GRAIN TRIM

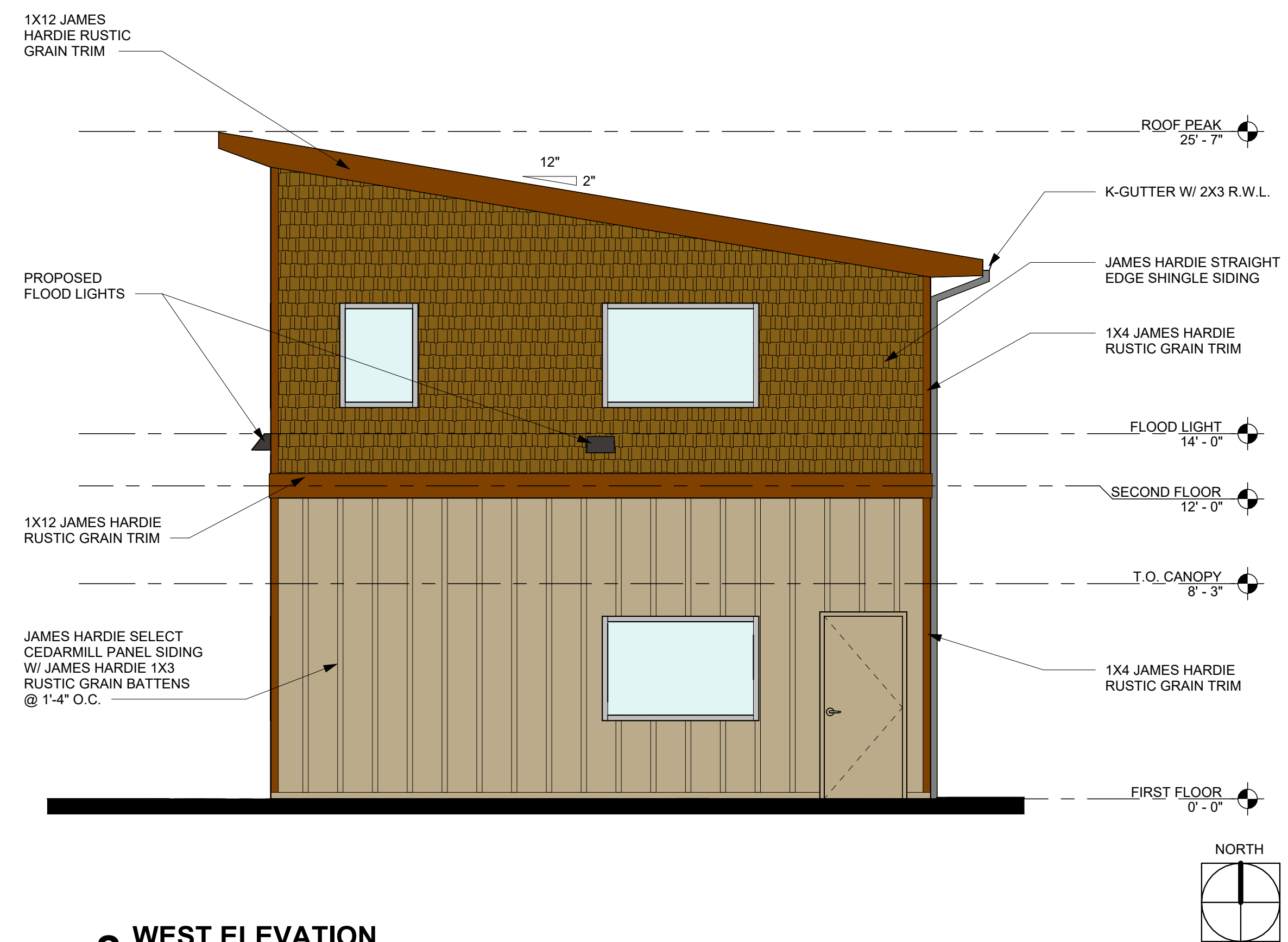
FINISH LEGEND

SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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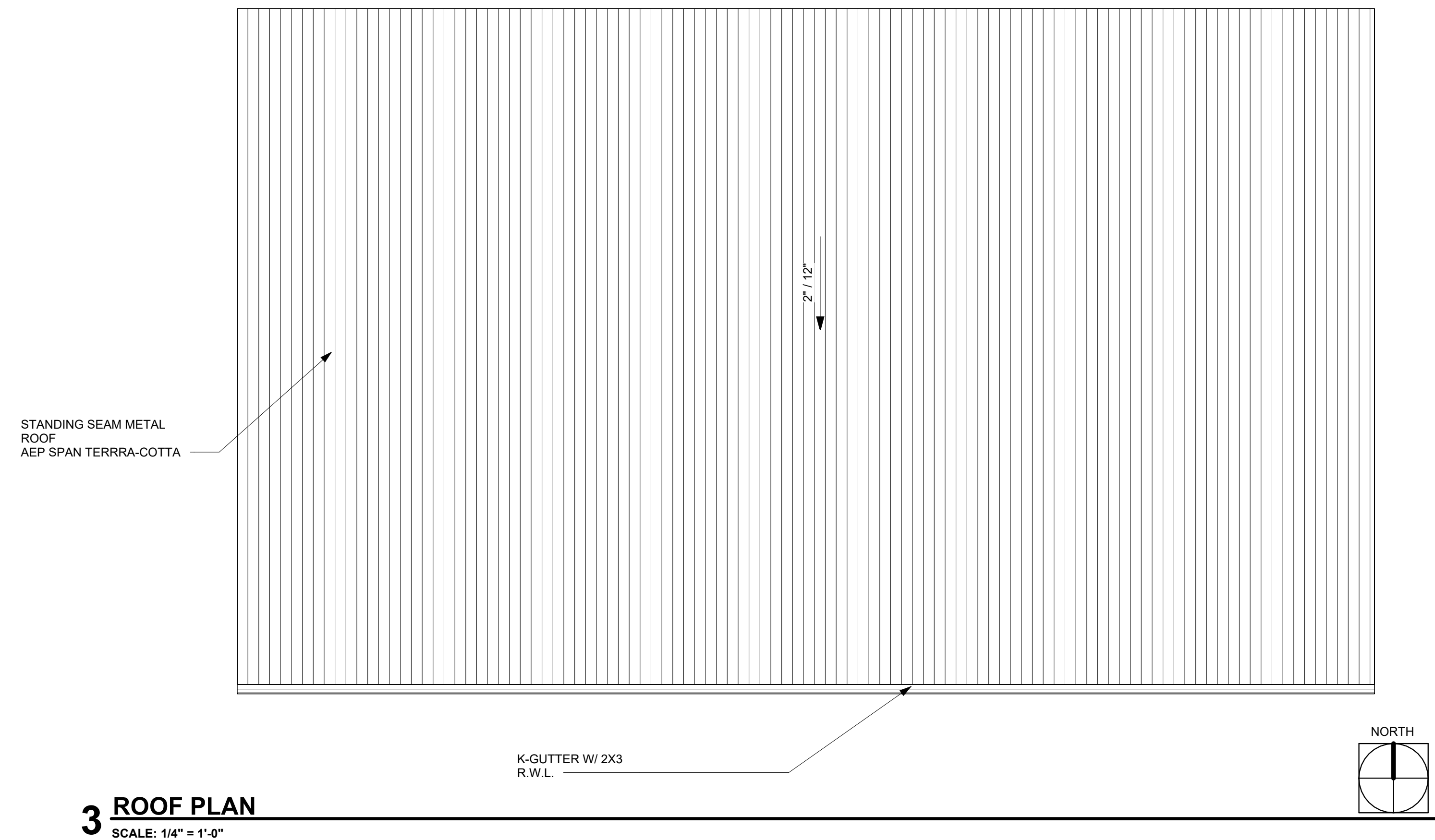
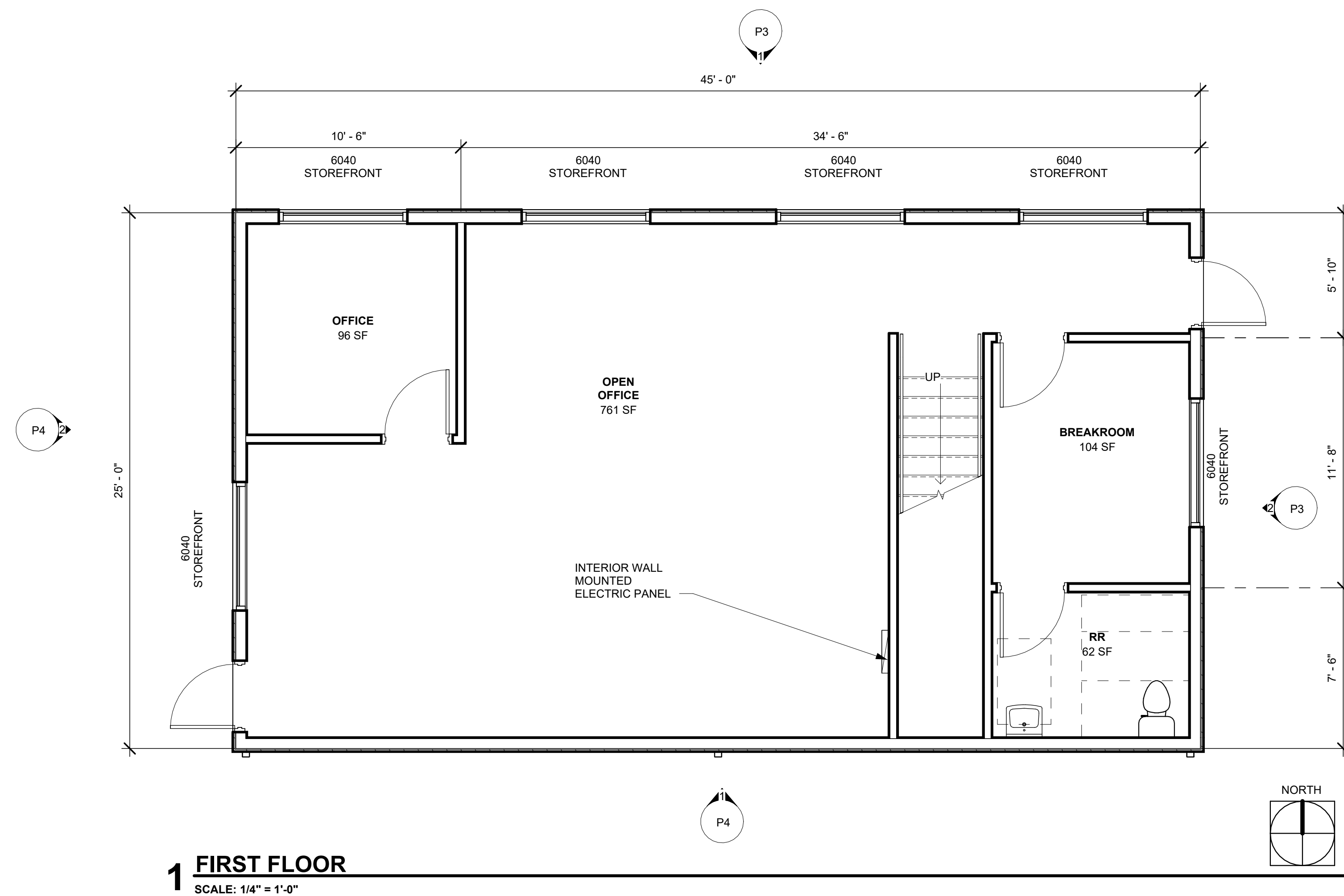
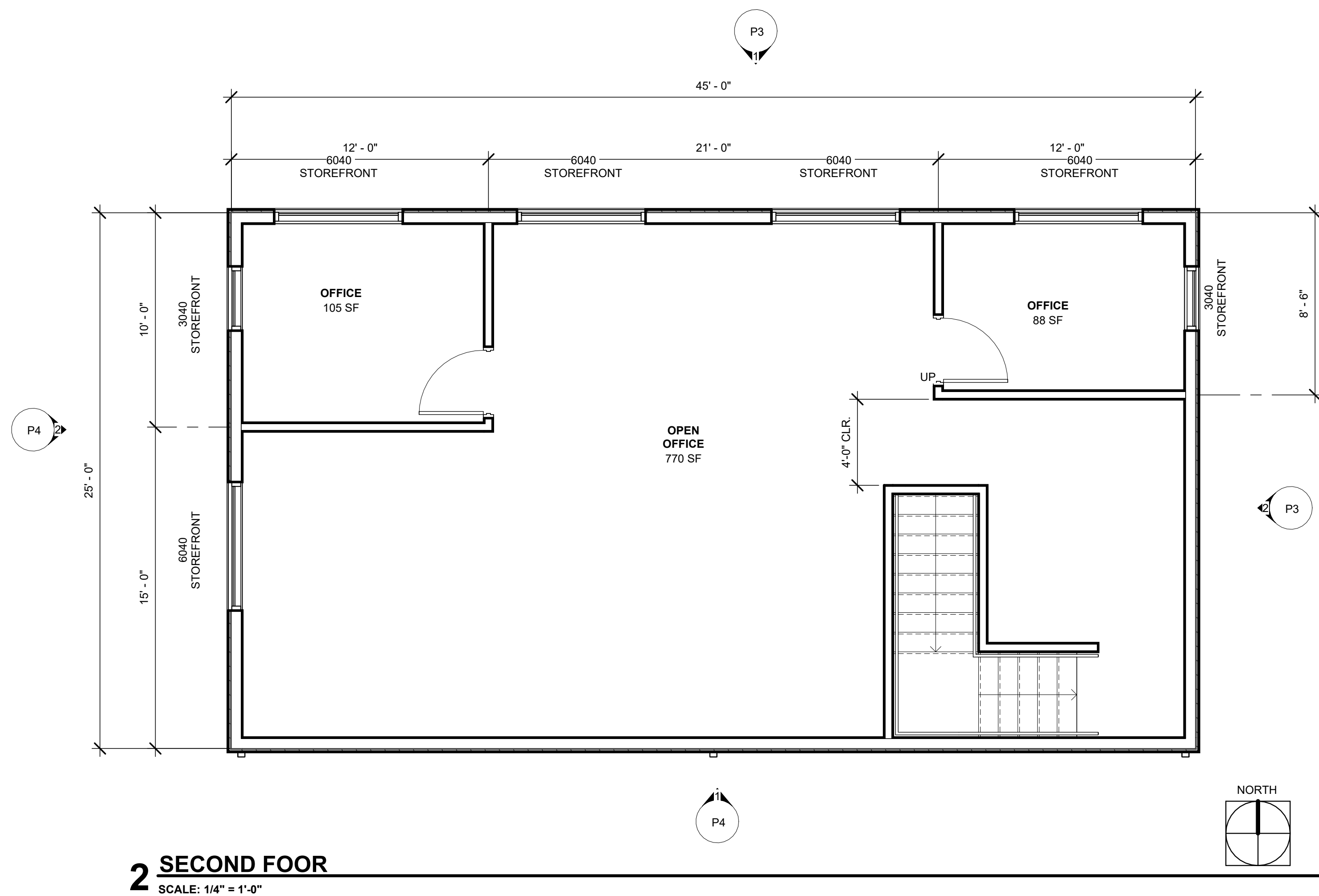


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P4



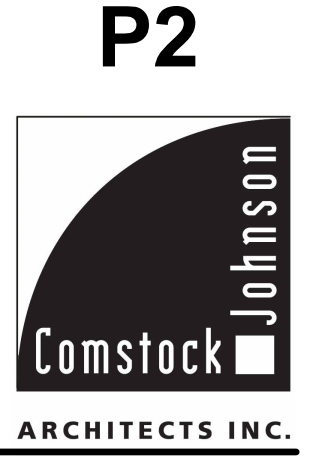
ARCHITECTS INC.



JLC CONCRETE
 1360 GLADDING RD.
 LINCOLN CA. 95648

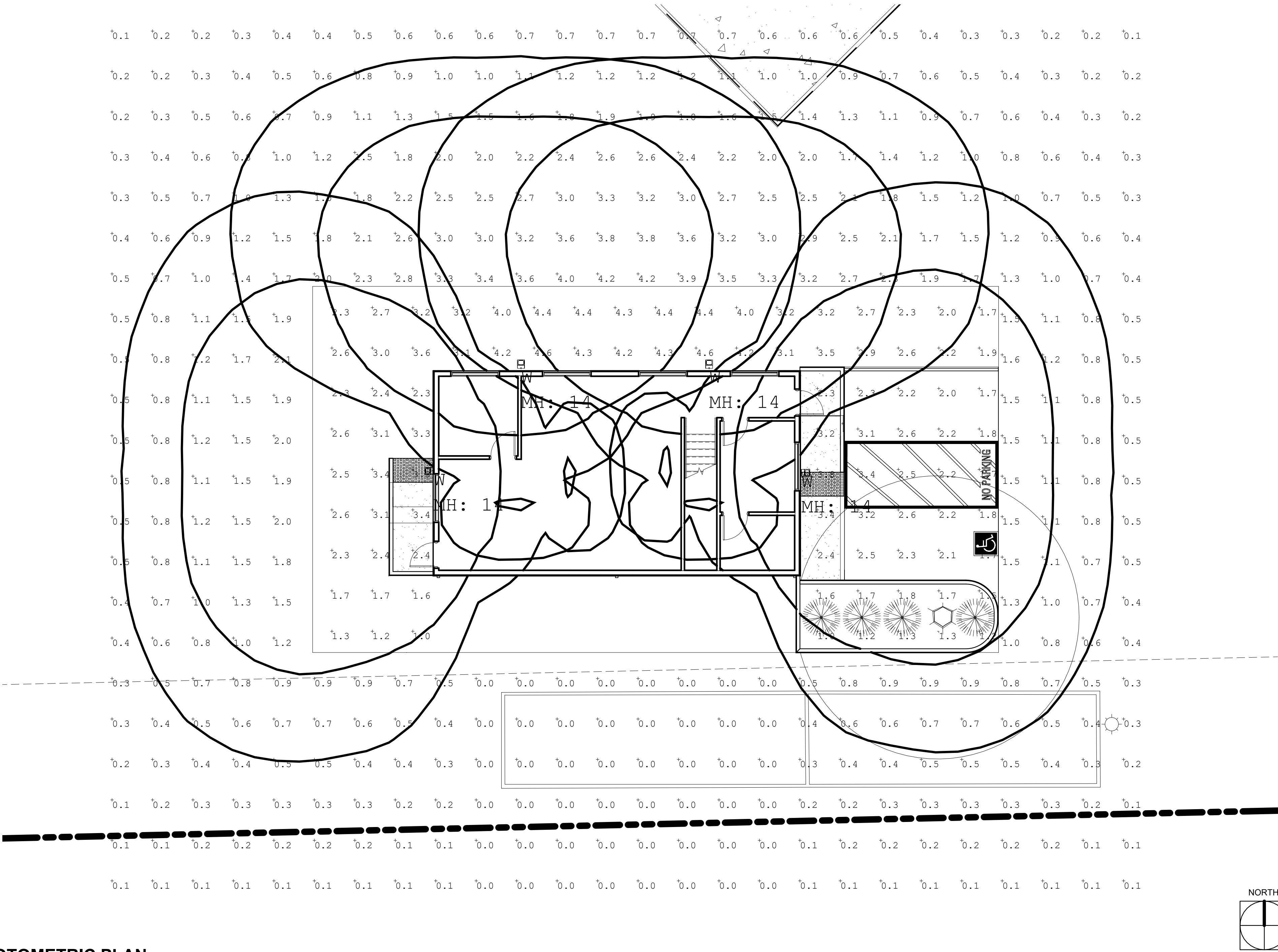


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LIGHT W



1 PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	BUG Rating
	4	W	Single	SWM-6L-U-40-T4FT- (finish)-(EM)-(controls)-(options)		0.850	6029	42.6	170.4	Industrial Lighting Products LLC	B1-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PEDESTRIAN PATHWAY_Planar	Illuminance	Fc	2.68	4.6	1.0	2.68	4.60
SITE	Illuminance	Fc	0.86	4.2	0.0	N.A.	N.A.

REFLECTANCE %
80/50/20

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