CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
January 21, 2026

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

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, Interim Comm. Dev. Director
Rommel Pabalinas, Comm. Dev. Planning Manager
Efren Sanchez, Senior Planner
Thomas Cruickshank, Associate Planner
Kristine Mollenkopf, City Attorney
SP Mann, Senior Engineer
Mikaela Noble, Associate Planner
Eugenie Guadron, PC Secretary

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AGENDA MODIFICATIONS

5. ROTATION OF CHAIRPERSON AND ELECTION OF VICE CHAIRPERSON

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. INFORMATIONAL ITEMS FROM STAFF

8. DISCLOSURE OF EXPARTE COMMUNICATION

9. CONSENT

9.A Review and approve September 17, 2025 meeting minutes

9.B Review and approve December 17, 2025 meeting minutes.

10. PUBLIC HEARINGS

10.A Canine and Feline Kennel Uses Ordinance - Amendments
Planning Commission to adopt a Resolution recommending City Council repeal Lincoln Municipal Code Chapter 6.28, and amend Lincoln Municipal Code Sections 6.24.010, 6.24.060.18.22.020, 18.22.030, 18.26.010, 18.26.020 and 18.26.030, and find the proposed ordinance is exempt from the California Environmental Quality Act.

11. GENERAL BUSINESS

11.A Ad Hoc Theme and Naming Committee Approval to appoint public member Ronee Briley to the committee

11.B Planning Commission 2026 Meeting Schedule

12. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

12.A Planning Project Tracker

13. COMMISSIONER COMMENTS

14. 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.lincolnca.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 9.A

SUBJECT:	Review and approve September 17, 2025 meeting minutes
SUBMITTED BY:	Eugenie Guadron
DEPARTMENT:	Community Development
DATE:	January 21, 2026

ATTACHMENTS:
9.A. Draft Meeting Minutes 09.17.2025

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
September 17, 2025

1. **CALL TO ORDER** –Chairman Gilbert called the meeting to order at 6:00 P.M.

2. **ROLL CALL** – Commissioners present: Gilbert, Herzog, Hutchinson, Jackson, E.Johnson, J.Johnson, Manning. Various Staff and Public were also in attendance in person and via Zoom.

3. **PLEDGE OF ALLEGIANCE** – was led by Senior Planner Efren Sanchez.

4. **AGENDA MODIFICATION** – None.

5. PUBLIC COMMENT ON ON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The following provided public comment:
Kathy Carpenter, Lincoln resident

6. **INFORMATIONAL ITEMS FROM STAFF** – None.

7. **DISCLOSURE OF EXPARTE COMMUNICATION** –

Commissioner Hutchinson and Commissioner Jerry Johnson had communications with Mr. John Jewitt, Taylor Builders about Item 9A. Parkwood Tentative Subdivision Map.

8. **CONSENT** –

8.A Review and approve August 20, 2025 meeting minutes.

Motioned (Offered by Commissioner Hutchinson, seconded by Commission J.Johnson) to approve the August 20, 2025 meeting minutes**. Unanimously Approved by voice call vote with no opposition (7-0-0-0).**

9. **PUBLIC HEARINGS** –

9.A **Parkwood Tentative Subdivision Map**

STAFF RECOMMENDATION: Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report as well as the testimony of the public and take the following actions:

1. Adopt a Resolution recommending City Council adopt the proposed addendum to the certified 2012 Village 1 Specific Plan Environmental Impact Report (EIR) (State Clearinghouse (SCH) # 2010102018), certifying that the proposed Parkwood Project will not result in any new significant information of substantial importance, new impacts, new mitigation measures, new or revised alternatives, or an increase in the severity of previously identified significant impacts that would require major revisions to the EIR, and therefore, pursuant California Environmental Quality Act (CEQA) Guidelines Section 15162, the preparation of an additional supplemental or subsequent EIR is not required.
2. Adopt a Resolution recommending City Council approval of a Small Lot Tentative Subdivision Map for the proposed Parkwood Project.

DRAFT

Mikaela Noble, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. The Commission discussed with Ms. Noble and Interim Community Development Director Nita Wracker responding to questions and comments.

Chairman Gilbert opened the public hearing at 6:26 P.M.

The following provided public comment:
Vance Jones, Urban Planner with Wood Rodgers
John Jewitt, Taylor Builders
Sela Greenhouse, Lincoln resident

Chairman Gilbert closed the public hearing at 6:41P.M.

Motioned (Offered by Commissioner J.Johnson, seconded by Commissioner Hutchinson) to **Approve a Resolution Recommending City Council adopt the proposed addendum to the Certified 2012 Village 1 Specific Plan Environmental Report** pursuant to California Environment Quality Act guidelines and **to Approve a Resolution Recommending City Council approval of a Small Lot Tentative Subdivision Map for the proposed Parkwood Project**l. **Approved by the following roll call vote:** J.Johnson - Aye, Hutchinson – Aye, Herzog – Aye, Jackson – Aye, Manning – Aye, E.Johnson – Aye, and Gilbert – Aye (7-0-0-0)

10. **GENERAL BUSINESS** –

10.A **Downtown Master Plan Update**

Efren Sanchez, Senior Planner presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

The following provided public comment:
Sela Greenhouse, Lincoln resident

The Commission discussed with staff responding to the Commission's feedbacks.

11. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

Nita Wracker, Interim Community Development Director reported on the following:

- Planning Project Tracker
- Items bringing forward to City Council: Building Code and Code Design Analysis by Opticos

12. **COMMISSIONER COMMENTS** –

Chairman Gilbert asked for open/vacant land, if there were no for sale or for lease sign, where online would one inquire about the land? For City owned property, staff recommended the City's Economic Development webpage; Privately owned property will require research with the County Recorder for property ownership information. Ms. Noble will provide Chairman Gilbert an online tool that she found.

13. **ADJOURNMENT** –

Chairman Gilbert adjourned the meeting at 7:06 P.M.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

9.A. Parkwood TSM



PARKWOOD PROJECT

Tentative Subdivision Map

Item 9A / September 17, 2025 / Mikaela Noble, Associate Planner

STAFF PRESENTATION - OVERVIEW

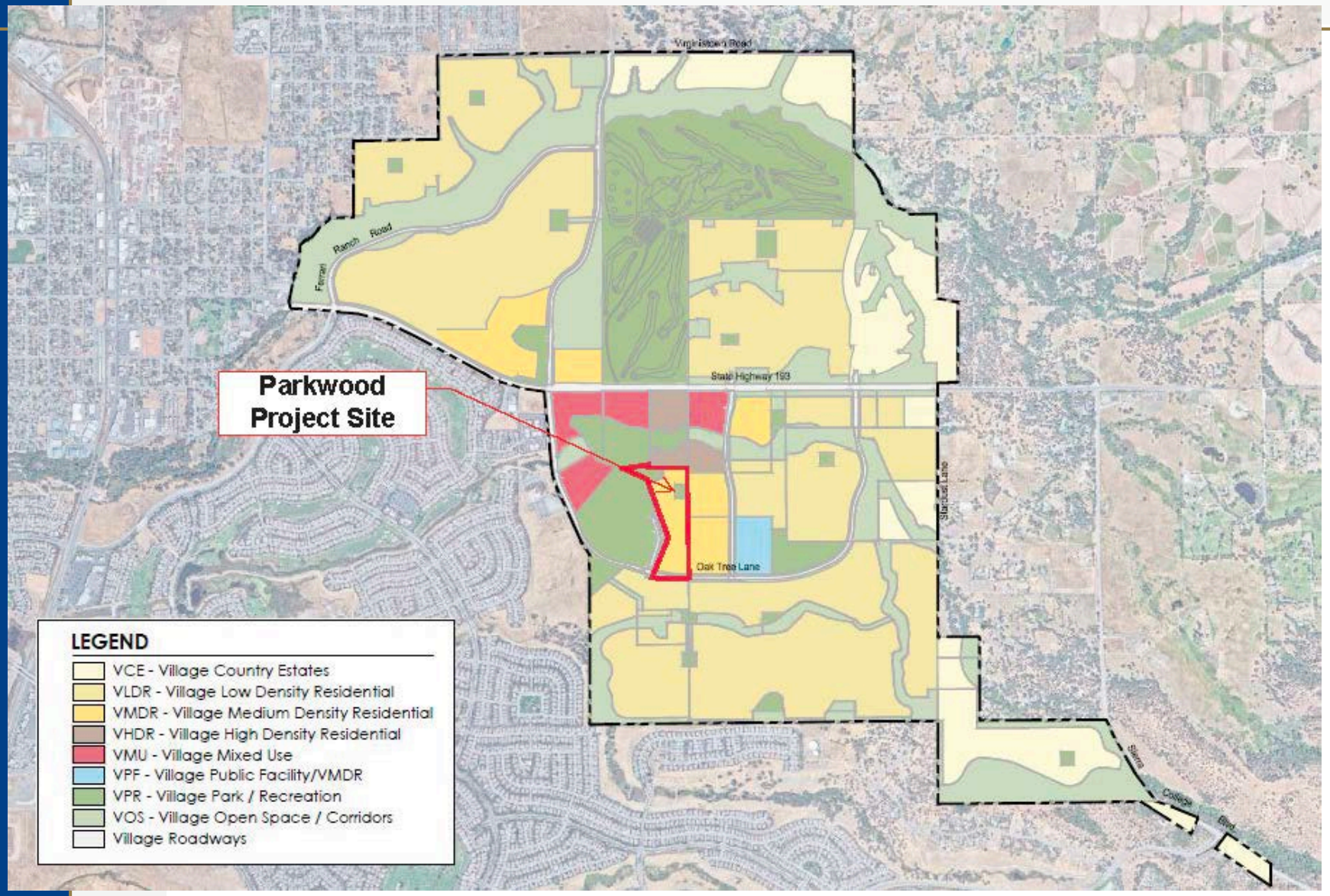
- Requested Entitlements
- Project Components
- Findings
- Environmental Determination
- Recommendations

REQUESTED ENTITLEMENTS

- Small Lot Tentative Subdivision Map
- Addendum to the certified Village 1 Specific Plan EIR (SCH #2010102018)

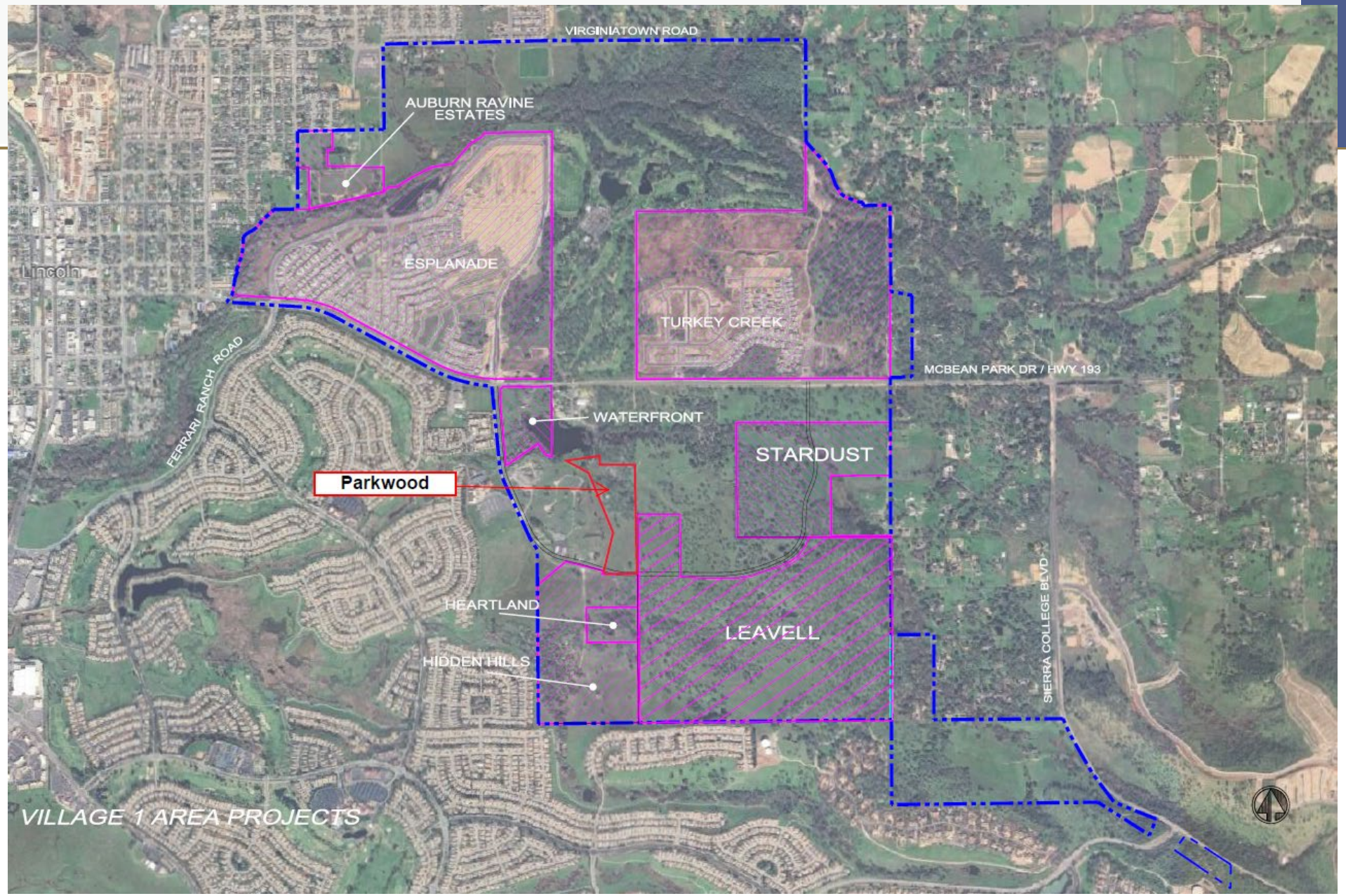
- PC role: project recommendation to City Council

PROJECT SITE

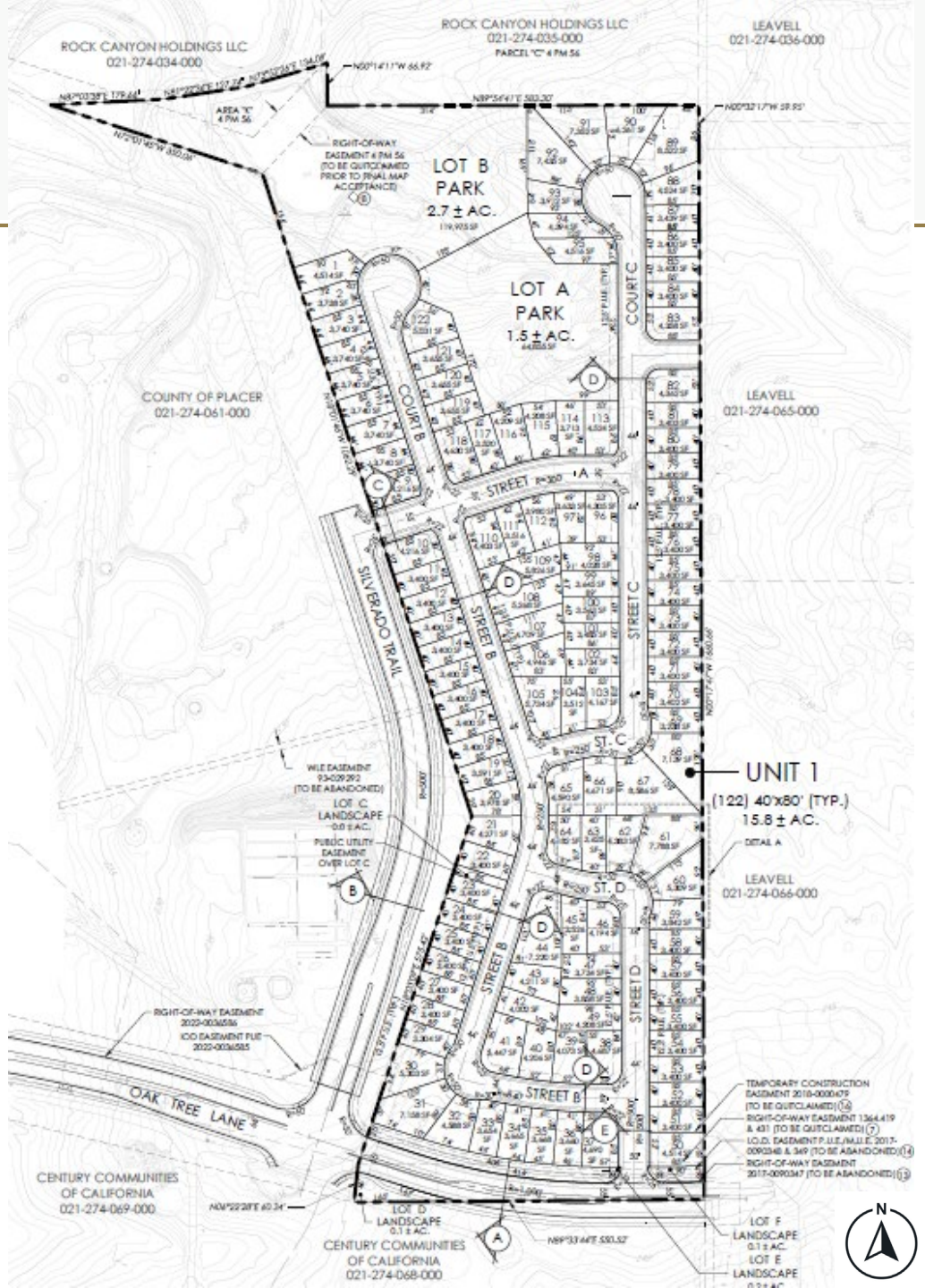


- 21 acres
- Southwest portion of Village 1

VILLAGE 1 SPECIFIC PLAN APPROVED PROJECTS



SMALL LOT TENTATIVE SUBDIVISION MAP



PROJECT SUMMARY: KEY COMPONENTS

- 122 Village Medium Density Residential Units
  - Average density: 7.7 units/acre
    - Consistent with the VMDR designation
  - Applicant intends to transfer some density to future project (Stardust 12) located eastern portion of the plan area
    - Density transfer is NOT part of this project request
- 4.2 acres of Parkland
  - 1.5 acre park serving project development
  - 2.7-acre park to be incorporated into regional park

PROJECT ZONING CONSISTENCY

Land Use Comparison			
Land Use/Zone	Adopted Specific Plan Acreage	Proposed Acreage	Difference
Village Medium Density Residential (VMDR)	17.2	15.8	-1.4
Village Parks and Recreation (VPR)	2.8	4.2	+1.4
Landscape Corridor (Village Open Space)	0.4	0.4	0
Rights-of-Way	0.5	0.5	0
Total	20.9	20.9	0

FINDINGS

- Project is consistent with:
  - General Plan
    - Ex: Housing Element Policy 2 and Policy LU-1.7
      - Would increase the number of residential units
      - Would support range of densities provided within City
  - Village 1 Specific Plan
    - Ex: Would provide frontage improvements to Oak Tree Lane, consistent with Village 1 Chapter 5 and facilities plans
  - Village 1 General Development Plan
  - Title 17 – Subdivision Ordinance

CONDITIONS OF APPROVAL

- City staff has prepared Draft Conditions of Approval for the project:
  - Ensure orderly and timely implementation of the project
  - Standard & project-specific conditions
  - Includes applicable Mitigation Measures from the certified Village 1 EIR
  - Subject to verification of compliance by City departments

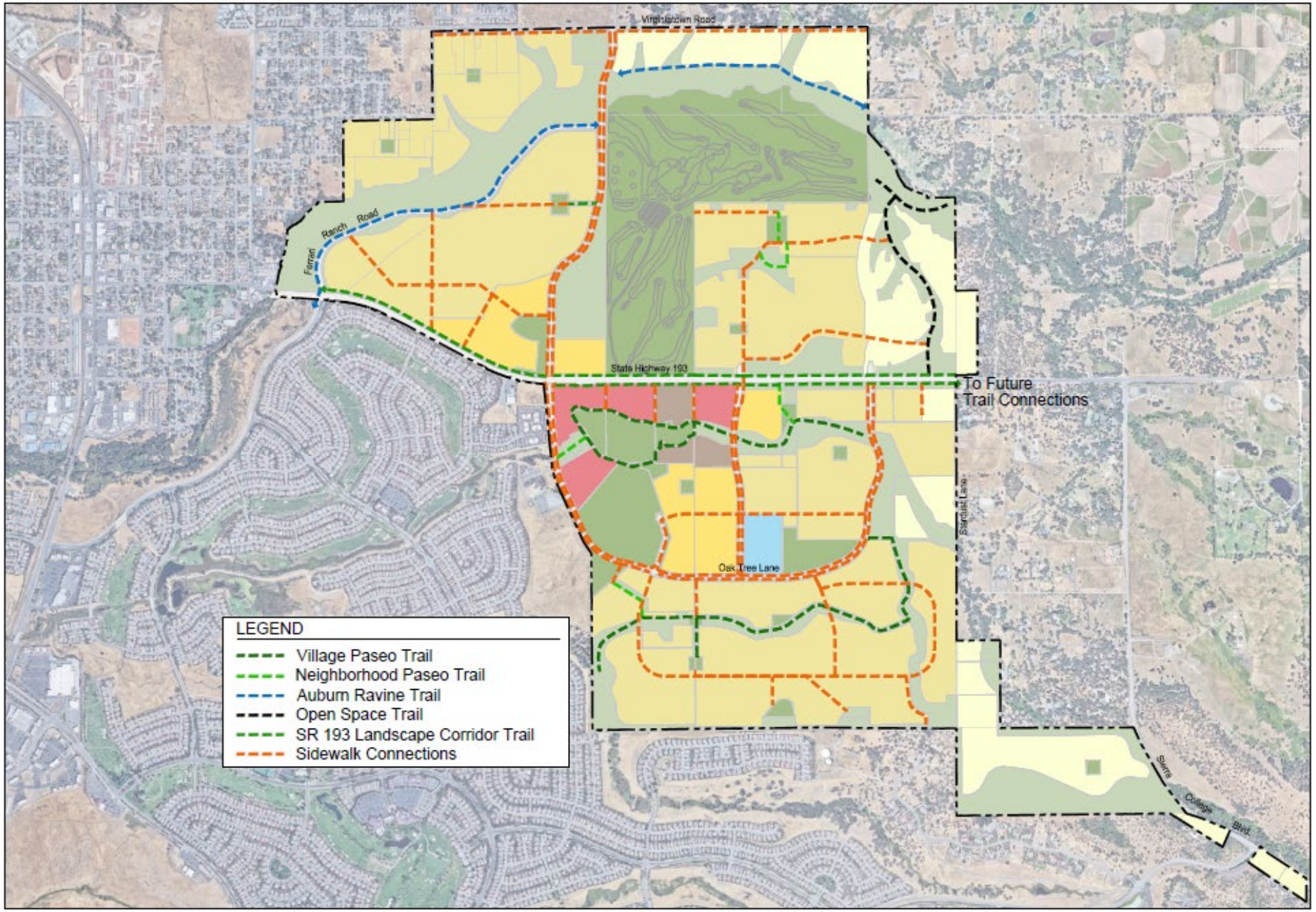
ENVIRONMENTAL DETERMINATION

- Addendum prepared to address specific environmental effects of Parkwood Project.
- Addendum concluded that project would not result in new significant or more severe impacts.
- Therefore, the proposed Parkwood Project is in conformance with previously certified Final EIR (State Clearing House #2010102018) for Village 1 Specific Plan.
- No further environmental review required under State CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan) and 15168 (Program EIR).

RECOMMENDATION

- Staff recommends PC:
  - Adopt resolution recommending City Council adopt proposed Addendum to certified 2012 Village 1 Specific Plan EIR
  - Adopt resolution recommending City Council approve Small Lot Tentative Subdivision Map for the Parkwood Project

END OF PRESENTATION



N. T. S.

Exhibit 4.10: Pedestrian Circulation Plan

10.A. Downtown Master Plan Update

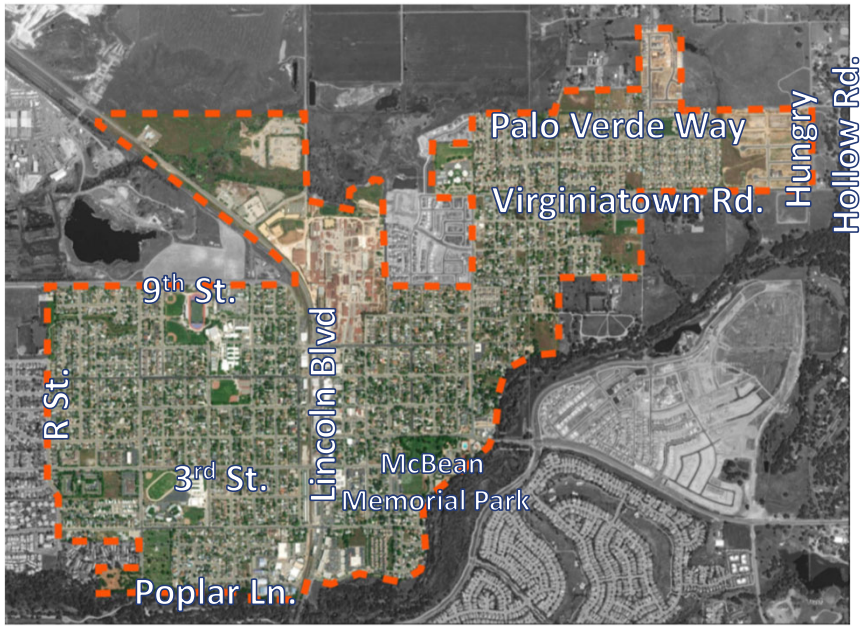


Downtown Master Plan + Objective Design and Development Standards (ODDS)

Item 10A / Planning Commission / September 17, 2025 / Efren Sanchez, Senior Planner

Master Plan + Objective Design and Development Standards (ODDS): Purpose

- Develop the tools needed to transform the Downtown area into an **identifiable center** and **thriving destination** for residents and visitors alike while facilitating **mixed-use infill housing** and expanding **affordable housing options**.



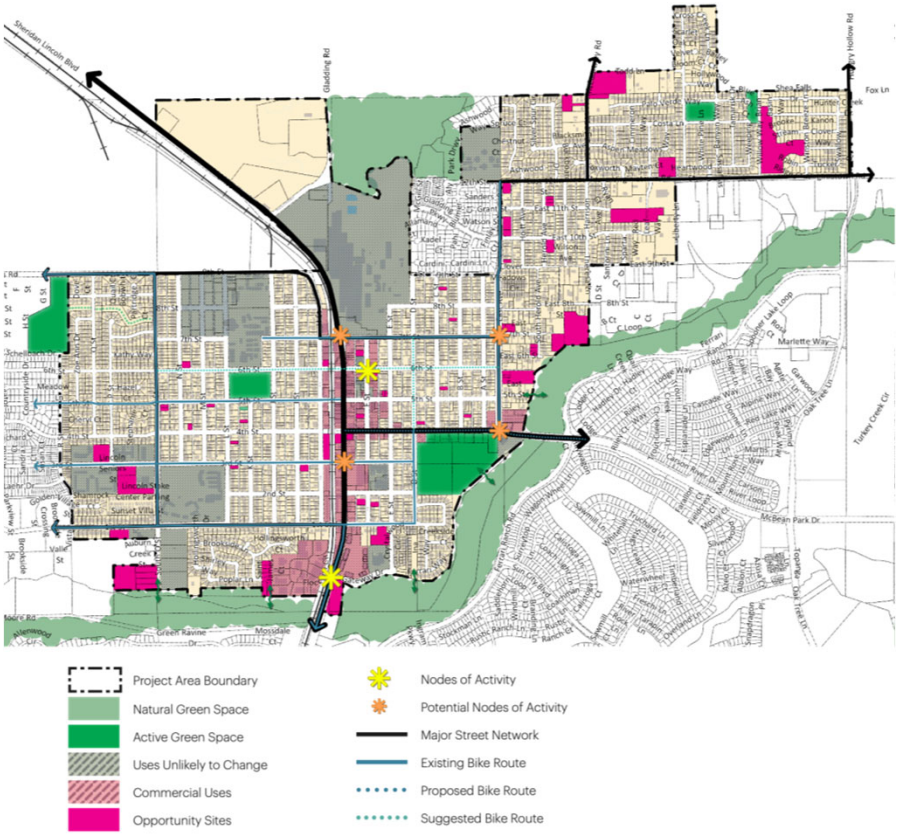
Master Plan + ODDS: Approach

- Meaningful community engagement
- An updated community vision for Downtown
- Remove zoning barriers so Downtown can thrive
- Explore financing through value capture strategies



Why Not a Specific Plan?

- Greater flexibility and adaptability
- Predictability and clarity in intended outcomes
- Cost and time efficiency
- Streamlined approval process



Why Form-Based ODDS?

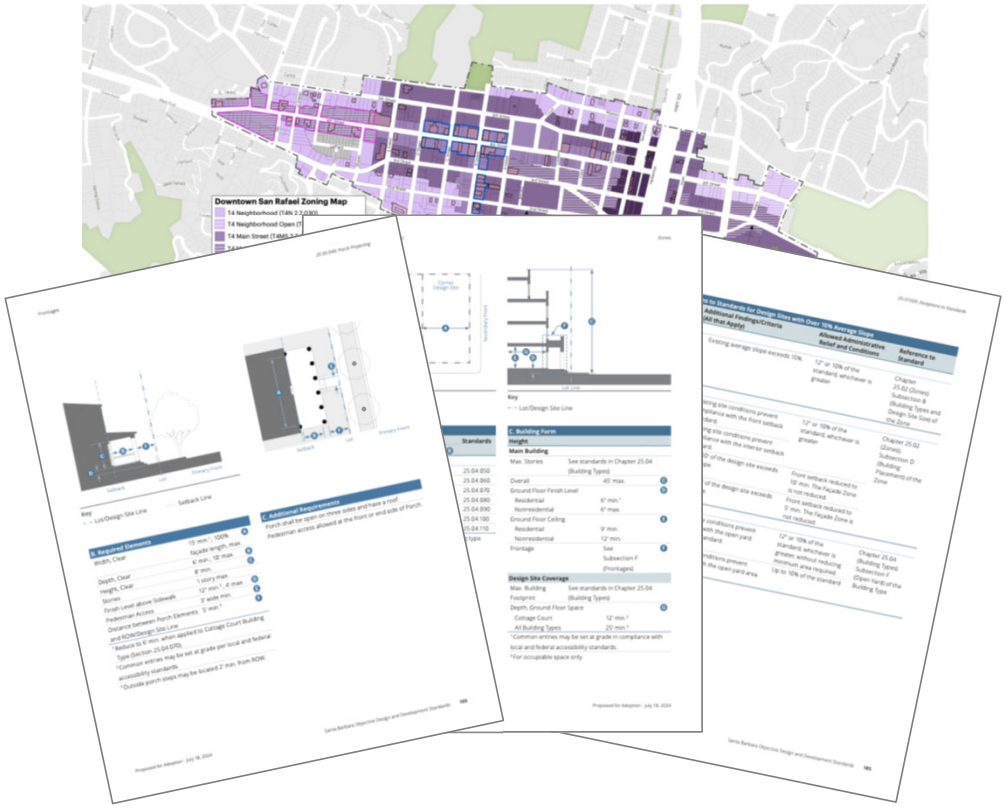
- Clear, measurable standards
- Predictable built form
- High-quality public realm
- Support mixed-use blocks + neighborhoods



Form-Based ODDS Overview

Essential Components:

- Regulating Plan (in lieu of Zoning Map)
- Building Form Standards
- Frontage Standards
- Administration



Form-Based ODDS Overview

Optional Components:

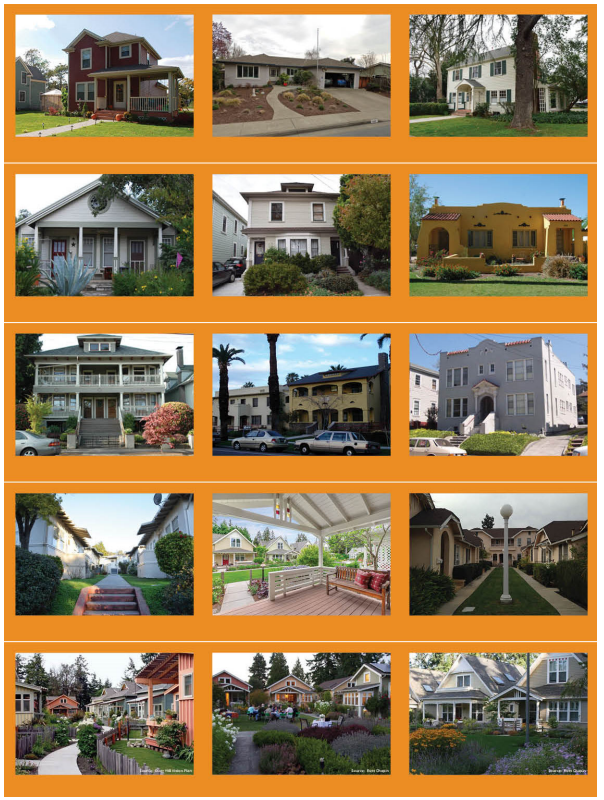
- Building Type Standards
- Architectural Standards
- Sustainability Standards
- Signage Standards



Building Types Overview

Different types of house-scale buildings can work well in the same neighborhood, offering a variety of unit sizes, price points, and open space arrangements.

Density-based regulations prevent this diversity.



House

Duplex

Fourplex

Cottage Court

Pocket Neighborhood

Building Type Standards

- Unit Count or Range
- Height
- Footprint/Massing
- Entry Location/Pedestrian Access
- Vehicle Access + Parking
- Open Space



Building Types

25.04.080 Medium Multiplex

Local example in the Upper East neighborhood

Local example in the West Beach neighborhood

Local example in the Oak Park neighborhood

74 Santa Barbara Objective Design and Development

Building Types 25.04.080: Medium Multiplex

Primary Front

Secondary Front

Key

Lot/Design Site Line
Building Setback Line
Building
Wing

C. Building Size and Massing	
Height	
Stories	2.5 max.
Main Body	
Width	48' max. A
Depth	48' max. B
Wings	
Width	15' max. C
Depth	24' max. D
Separation between Wings	10' min.
Offset from Main Body façade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story E
Massing Types	
Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5

Key

Lot/Design Site Line
Building Setback Line
Frontage
Common Open Yard

D. Pedestrian Access	
Main Entrance Location	Primary Front[1] F
Each unit may have an individual entry.	
[1] Design sites on a corner may have unit entrances on the secondary front only if min. 50% individual units accessed from the primary front.	
E. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone.	G
Parking may be surface, garage/carport, or tuck-under.	
F. Open Yard	
Open yard shall comply with standards in Section 25.03.040 (Open Yards).	H

Proposed for Adoption - July 18, 2024

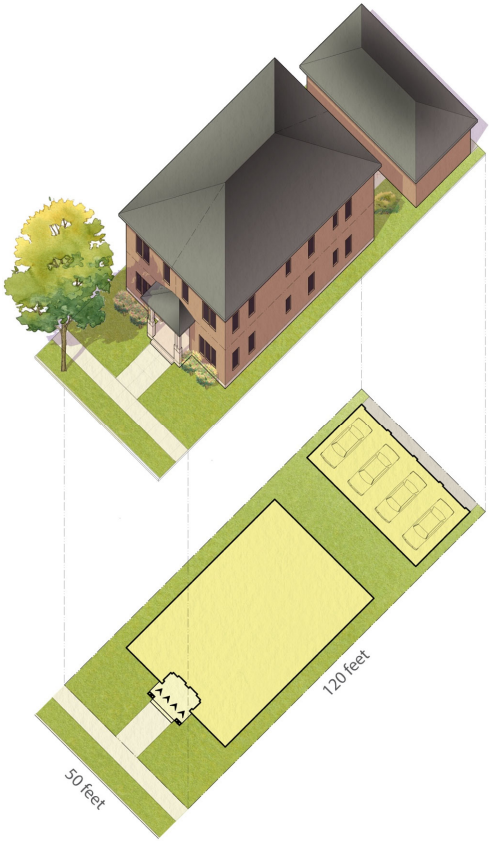
Santa Barbara Objective Design and Development Standards 75

Regulating by Building Types

PRO: Incentivizes more diverse housing options that fit the neighborhood.

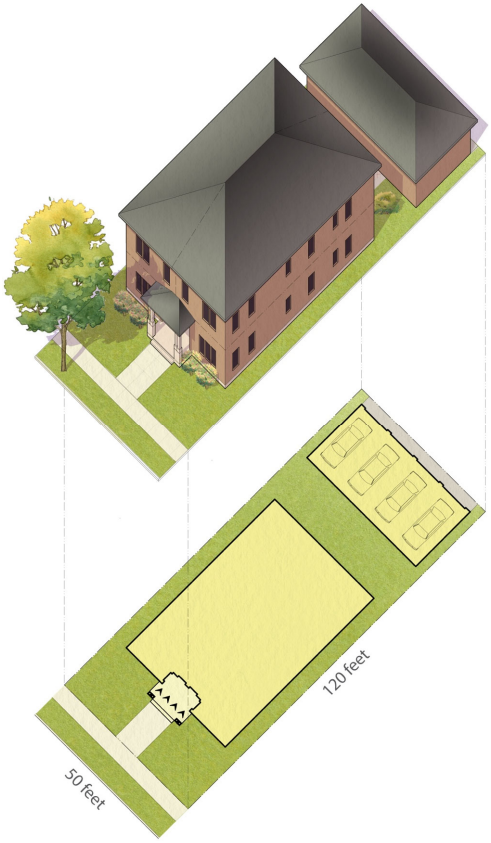
CON: May be seen by developers as too complex or inflexible.

When used wisely, building types can deliver more diversity in unit sizes, experiences, and price points while enhancing neighborhood character.



Benefits of Building Types

When used wisely, building types can deliver more diversity in unit sizes, experiences, and price points while enhancing neighborhood character.



STAFF REPORT

Item Number 9.B

SUBJECT: Review and approve December 17, 2025 meeting minutes.

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: January 21, 2026

ATTACHMENTS:
9.B. Draft Meeting Minutes 12.17.2025

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Special Meeting
December 17, 2025

1. **CALL TO ORDER** –Chairman Gilbert called the meeting to order at 6:00 P.M.

2. **ROLL CALL** – Commissioners present: Gilbert, Herzog, Hutchinson, Jackson, E.Johnson (late*), J.Johnson, Manning. Various Staff and Public were also in attendance in person and via Zoom.

3. **PLEDGE OF ALLEGIANCE** – was led by Assistant City Manager Nita Wracker.

4. **AGENDA MODIFICATION** –

Disclosure of Exparte Communication was permitted to be added after Item 5. Public Comment on Non-Agenda Items..

5. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

*Commissioner E.Johnson arrived at the meeting at 6:02 P.M..

The following provided public comment:
Sela Greenhouse, Lincoln resident

** Added to the agenda:
DISCLOSURE OF EXPARTE COMMUNICATION – None

6. **PUBLIC HEARINGS** –

6.A **Leavell North Tentative Subdivision Map**

STAFF RECOMMENDATION: Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report as well as the testimony of the public and forward the following actions to the City Council:

1. Adopt a Resolution determining that no further environmental analysis is required pursuant to California Environmental Quality Act (CEQA) Sections 15315 (Class 15 Minor Land Division) and Section 15183 (Projects Consistent with a General Plan, Community Plan or Zoning); and
2. Adopt a Resolution approving the Tentative Parcel Map with project specific and typical conditions of approval for the proposed Leavell North Project.

Thomas Cruickshank, Associate Planner, presented to the Commission, including the PowerPoint presentation and Memorandum with an updated map, made a part of these minutes by mention thereof. The Commission had discussion with Mr. Cruickshank, Interim Community Development Director Nita Wracker, Planning Manager Rommel Pabalinas and City Attorney Kristine Mollenkopf responding to questions and comments.

Chairman Gilbert opened the public hearing at 6:20 P.M.

The following provided public comment:
Tony Frayji, Frayji Design Review
Sela Greenhouse, Lincoln resident

Chairman Gilbert closed the public hearing at 6:29 P.M.

DRAFT

Motioned (Offered by Commissioner Hutchinson, seconded by Vice Chair Johnson) to approve determination that no additional environmental analysis, pursuant to CEQA is required and to **Approve a Resolution Recommending City Council adopt the Leavell North Tentative Parcel Map dated December 17, 2025 with project specific and typical conditions of approval, including the additional language for Condition of Approval #7 provided in the Memorandum. Approved by the following roll call vote:** Hutchinson - Aye, E.Johnson – Aye, Herzog – Aye, Jackson – Aye, J.Johnson – Aye, Manning – Aye, and Gilbert – Aye (7-0-0-0)

7. **ADJOURNMENT** –

Chairman Gilbert adjourned the meeting at 6:40 P.M.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT



Leavell North Property

Tentative Parcel Map

Item 6A / December 17, 2025 / Thomas Cruickshank, Associate Planner

STAFF PRESENTATION - OVERVIEW

- Requested Entitlements
- Project Site
- Findings & Environmental Determination
- Recommendations

REQUESTED ENTITLEMENTS

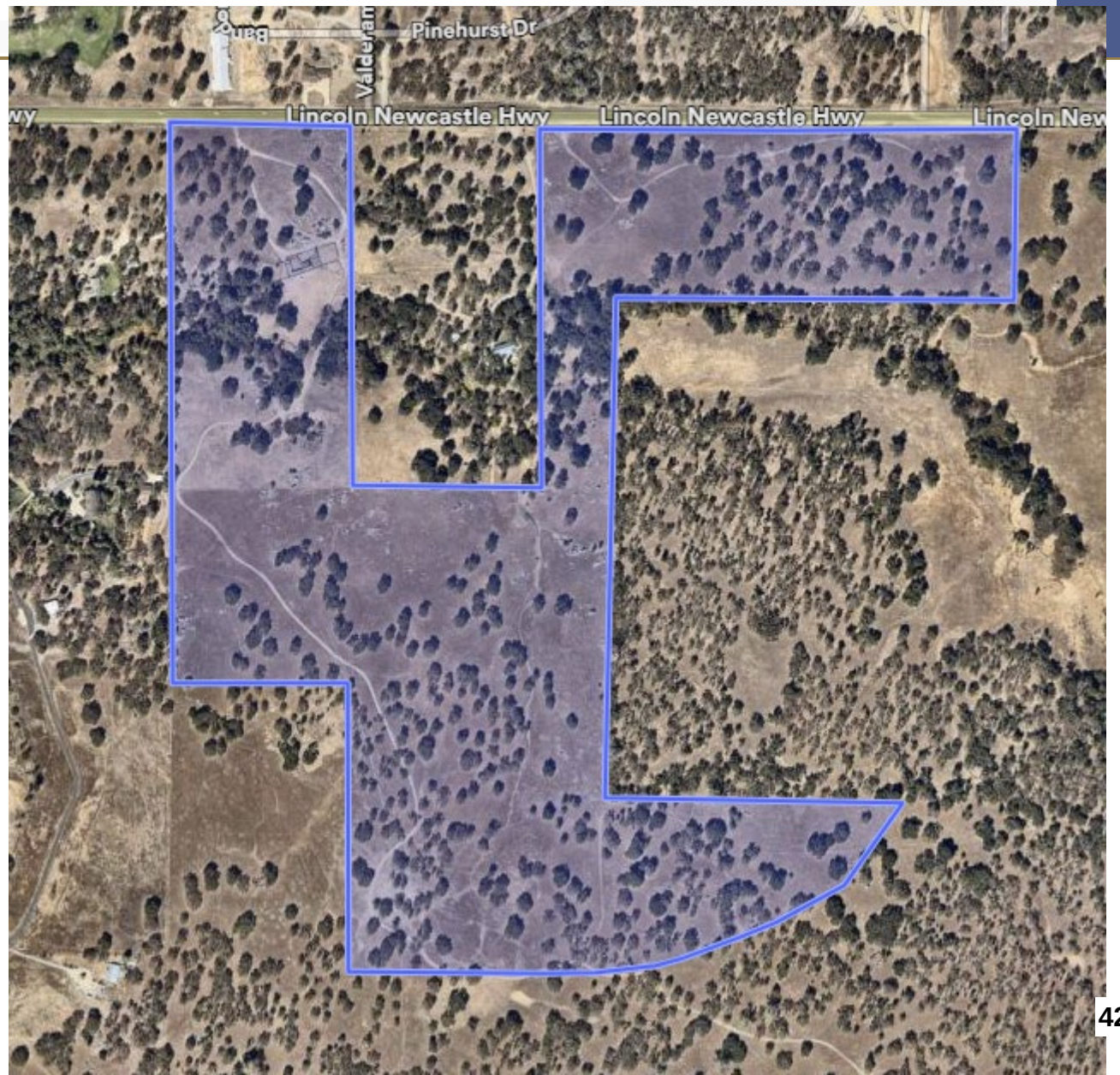
- Tentative Parcel Map
- Planning Commission role: project recommendation to City Council

PROJECT LOCATION



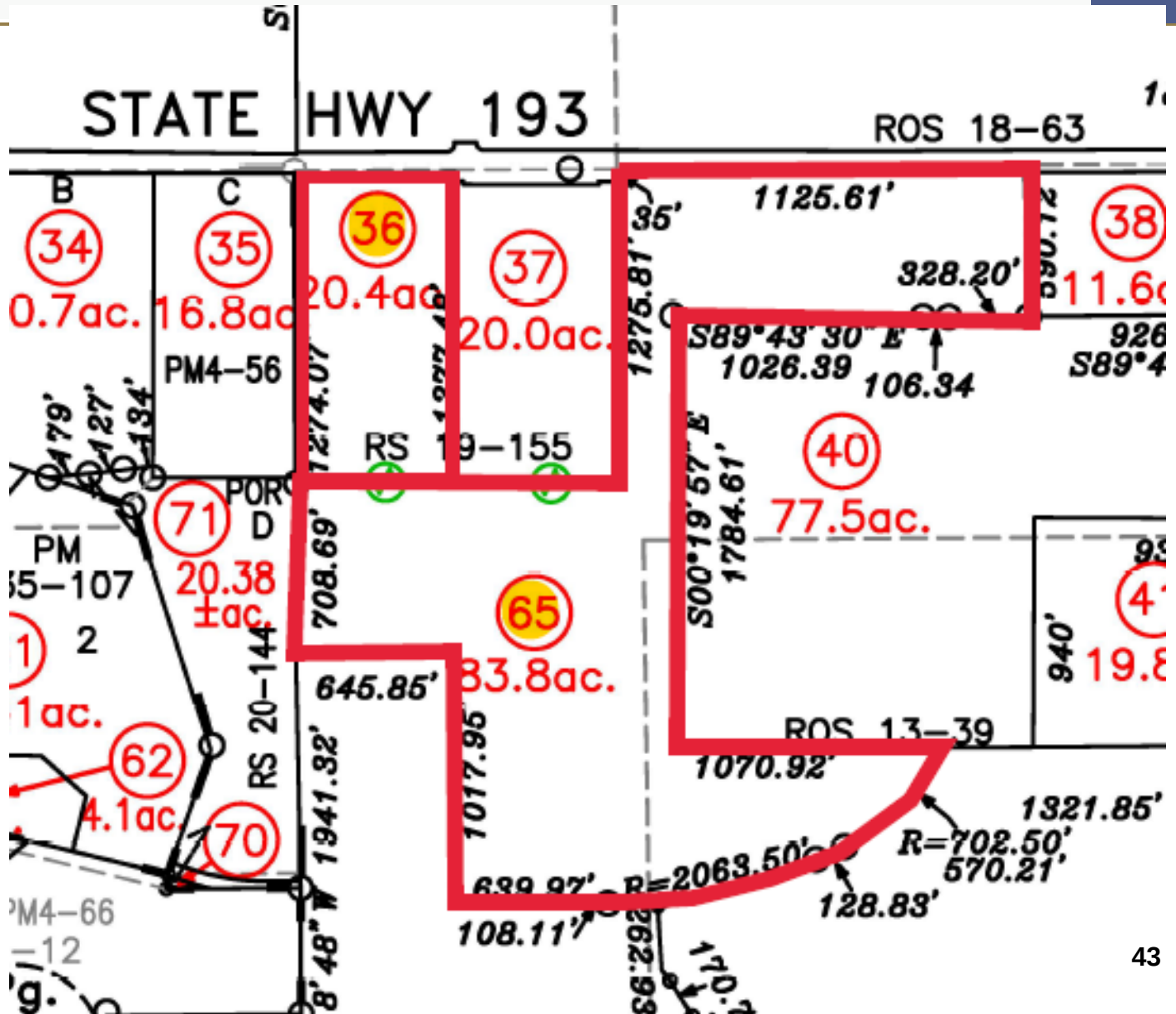
TENTATIVE PARCEL MAP

- Leavell North Parcel



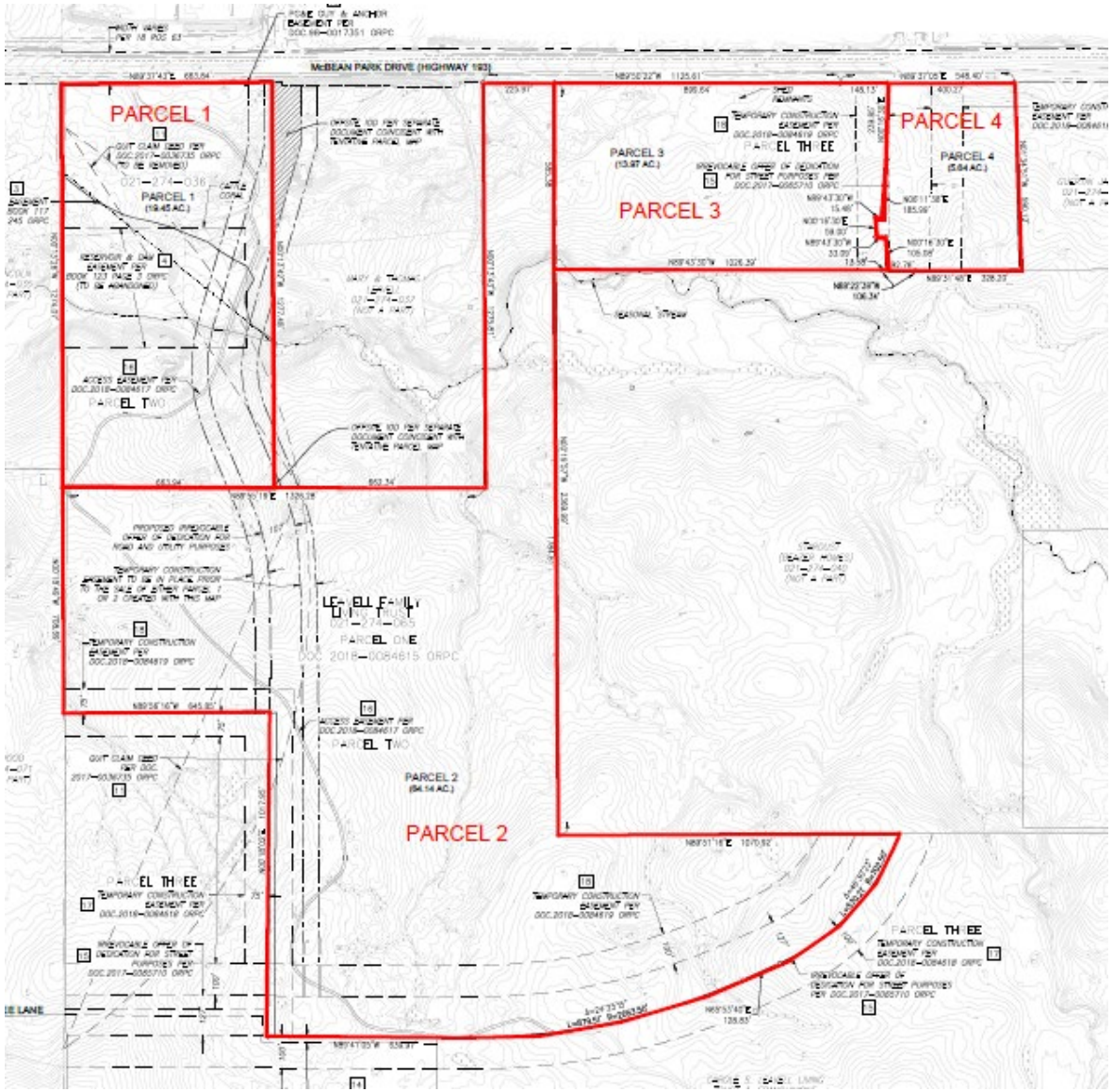
TENTATIVE PARCEL MAP

- Leavell North Parcel



TENTATIVE PARCEL MAP

- Leavell North Parcel



PROJECT SUMMARY

- Existing 103.2 acre parcel, split to create four separate parcels
- No development is proposed with this tentative parcel map

FINDINGS & ENVIRONMENTAL DETERMINATION

- Project complies with:
  - Subdivision Map Act
  - General Plan
  - Village 1 Specific Plan
  - Village 1 General Development Plan
  - Title 17 – Subdivision Ordinance
- Project complies with existing Environmental Impact Report (EIR) and is exempt from further California Environmental Quality Act (CEQA) review
  - Section 15315 & Section 15183

CONDITIONS OF APPROVAL

- City staff has prepared Draft Conditions of Approval for the project:
  - Standard & project-specific conditions
  - Subject to verification of compliance by City departments

RECOMMENDATION

- Staff recommends Planning Commission:
  - Determine project exempt from CEQA under Sections 15315 and 15183;
  - Adopt resolution recommending City Council approve the Tentative Parcel Map for the Leavell North property
    - Subject to Conditions of Approval

END OF PRESENTATION

(A.P.N. 021-274-065)

(A.P.N. 021-274-035)

(A.P.N. 021-274-037)

(A.P.N. 021-274-036)

VMDR

VLDR

LEAVELL FAMILY
LIVING TRUST
(A.P.N. 021-274-065)

STARDUST
(BY BEAZER HOMES)

STARDUST LANE

SACRAMENTO
TEEN
CHALLENGE
(A.P.N. 021-274-041)

PARKWOOD
(A.P.N.
021-274-071)

SCHOOL / PARK

HIDDEN HILLS

HEARTLAND
AT
HIDDEN
HILLS

HIDDEN HILLS

PHASE 2

PHASE 3

CITY WATER TANK SITE

SUN CITY LINCOLN HILLS

12 BRIDGES

Leavell North Overall Exhibit

City of Lincoln, California

Project. # - 31900

0 150' 300'

FRAYJi DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

December 17, 2025

6.A. Meeting Handouts

MEMORANDUM

TO: Planning Commission

FROM: Thomas Cruickshank, Associate Planner

DATE: December 17, 2025

RE: **Agenda Item 6A: Leavell North Tentative Parcel Map**

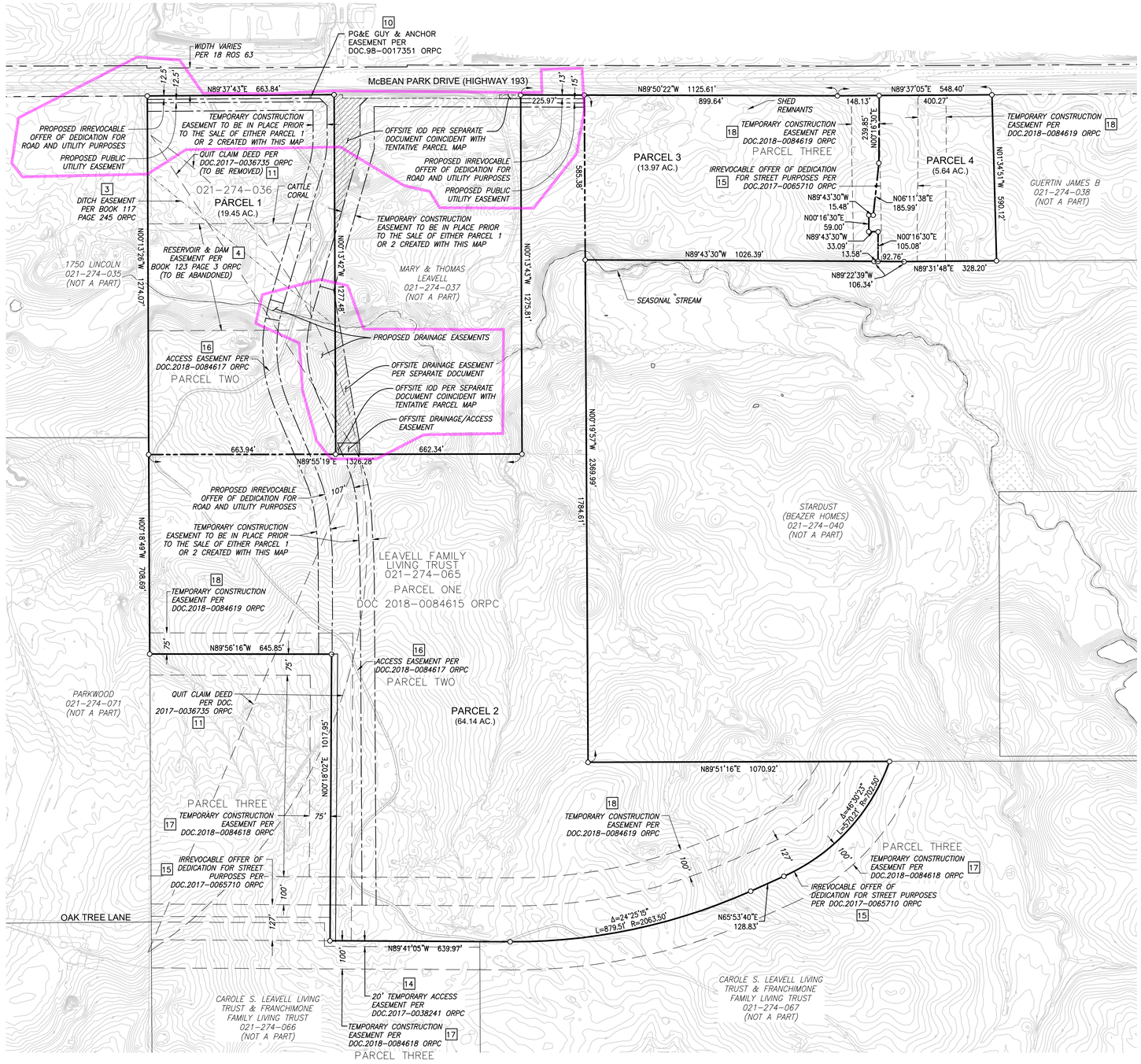
Additional information has been added to the Leavell North Tentative Parcel Map based on requirements added by staff. Please refer to changes highlighted on the updated Tentative Parcel Map dated December 17, 2025. Condition of Approval #7 has been updated to match the updated Tentative Parcel Map. See updated underlined text below. The updated Tentative Parcel Map and Conditions of Approval will replace those provided in the packet.

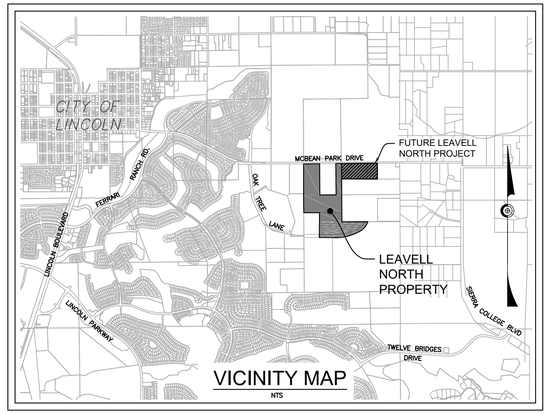
Condition of Approval #7:

**Subdivider shall offer an Irrevocable offer of dedication (IOD) for public street & highway purposes for the construction of McBean Frontage and a north-south public connector street as shown in the approved tentative parcel map, as allowed per Gov Code Section 66447, and consistent with the approved Village 1 Specific Plan.

Attachments:

1. Tentative Parcel Map, dated December 17, 2025





PROJECT INFORMATION

OWNER:	LEAVELL FAMILY LIVING TRUST 2010 STATE HIGHWAY 193 LINCOLN, CA 95648	SERVICE PROVIDERS	
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BLVD ROSEVILLE CA 95678 (916) 782-3000	SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
		PARKS & RECREATION:	CITY OF LINCOLN
ASSESSOR'S PARCEL NO:	021-274-036 021-274-065	POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
		SANITARY SEWER:	CITY OF LINCOLN
TOTAL ACREAGE:	103.20± AC	DOMESTIC WATER:	CITY OF LINCOLN
		STORM DRAIN:	CITY OF LINCOLN
EXISTING ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR	ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
PROPOSED ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR	TELEPHONE:	AT&T
		CABLE:	WAVE COMMUNICATIONS

LOT SUMMARY:

PARCEL 1	19.45 AC.
PARCEL 2	64.14 AC.
PARCEL 3	13.97 AC.
PARCEL 4	5.64 AC.
	103.20 AC. TOTAL

ABBREVIATIONS:

DOC	DOCUMENT
ORPC	OFFICIAL RECORDS OF PLACER COUNTY
ROS	RECORD OF SURVEY

NOTES:

1. DEDICATION OF PUBLIC STREET EASEMENTS FOR PUBLIC ACCESS PER APPROVED VILLAGE-1 SPECIFIC PLAN REQUIRED, AS ALLOWED BY THE SUBDIVISION MAP ACT AND AS PER LMC SEC 17.20.0603.
2. THIS AREA IS INCLUDED IN FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD) (2018)
3. NO DEVELOPMENT RIGHTS, BEYOND THE SINGLE FAMILY DWELLING ALLOWED BY CURRENT ZONING, GRANTED WITH THIS MAP.

LINETYPE LEGEND:

- EXISTING SUBJECT PARCEL BOUNDARY
- NEW PARCEL LINE CREATED BY THIS MAP
- EXISTING EASEMENT LINE
- PROPOSED EASEMENTS

TOPO BENCHMARK:

ELEVATION: 209.169 DATUM: NGVD 29

FOUND 3" BRASS DISK IN MONUMENT BOX STAMPED "CITY OF LINCOLN NO. 109 GPS CONTROL" LOCATED BEHIND WEATHER STATION 190'± EAST OF OAK TREE LANE, 0.4 MILES ± SOUTH OF INTERSECTION WITH STATE HIGHWAY 193.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN THE PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE ORDER NUMBER 0131-0131-626974ala DATED JULY 30, 2025 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTES HEREON.

THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, REPORT NUMBER 0131-626974ala, DATED JULY 30, 2025.

1 INDICATES TITLE REPORT ITEM NUMBER

MICHAEL S. COSTA
REGISTRATION NUMBER: L.S. 6600
REGISTRATION EXPIRES 12-31-2027

DATE

PROFESSIONAL LAND SURVEYOR MICHAEL S. COSTA LS 6600 STATE OF CALIFORNIA

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

TENTATIVE PARCEL MAP

LEAVELL NORTH PROPERTY

City of Lincoln, California December 17, 2025

N
W E
S

0 200' 400' 600'
SCALE 1"=200'

STAFF REPORT

Item Number 10.A

SUBJECT: Canine and Feline Kennel Uses Ordinance - Amendments

SUBMITTED BY: Kristine Mollenkopf

DEPARTMENT: City Manager's Office

DATE: January 21, 2026

STAFF RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution recommending City Council repeal Lincoln Municipal Code Chapter 6.28, and amend Lincoln Municipal Code Sections 6.24.010, 6.24.060.18.22.020, 18.22.030, 18.26.010, 18.26.020 and 18.26.030, and find the proposed ordinance is exempt from the California Environmental Quality Act.

BACKGROUND/INTRODUCTION:

The Lincoln Municipal Code is very restrictive regarding pet kenneling and what has become popularly termed "doggy day care" services, despite these services becoming very popular over the last several years. A local businessperson, who is not a veterinarian, recently approached City staff inquiring about opening such a facility and was advised such a use would require a zoning code amendment. This individual has identified a site to lease which is currently vacant, and staff believes amendments to the zoning code are appropriate in order to bring this service to the residents of the City of Lincoln. Planning Commission's recommendation of this change is required before the ordinance can be brought to the City Council.

FINDINGS/ANALYSIS:

Lincoln Municipal Code section 6.04.010 presently defines “Kennel" as “any enclosure, premises, building, structure, lot or area, in or on which four or more dogs of at least four months of age are kept for commercial or noncommercial purposes." LMC Chapter 6.28, however, prohibits any person from keeping a commercial kennel except a licensed veterinarian.

By way of background, LMC section 18.29.020, regulating conditional uses in an agricultural district, permits kennels subject to issuance of a conditional use permit by the planning commission.

As indicated above, in addition to the inquiring businessperson, residents in the City of Lincoln have expressed the need for services commonly referred to as “doggy day care” for the healthy exercise, training and socialization of their pet canines both for limited hours during the day, and also occasional overnight boarding services. Because of the growing pet industry, to

fill this need, business owners have inquired regarding the permitting necessary to open a kennel to provide these services, only to be told that under the current Lincoln Municipal Code, kennels are required to be operated only by licensed veterinarians. Staff's research indicates these types of services can reasonably be provided by a business without such licensure because other local jurisdictions permit this use usually within commercial zones and light industrial zones. The proposed ordinance is drafted so as to also allow for the boarding of cats.

Staff has designed the proposed changes to allow for:

- Permitted use entirely within a building in a Commercial Zone for the purpose of boarding not more than 20 dogs or cats, each for a period not to exceed 30 days;
- Conditional use for a facility utilizing outdoor facilities in a Commercial Zone for the purpose of boarding not more than 20 dogs or cats for a period not to exceed 30 days;
- Permitted use entirely within a building in a Light Industrial Zone for the purpose of boarding not more than 30 dogs or cats, each for a period not to exceed 30 days; and
- Conditional use for a facility utilizing outdoor facilities in a Light Industrial Zone for the purpose of boarding not more than 30 dogs or cats, each for a period not to exceed 30 days.

Staff believes the public's concern regarding barking and noise can be mitigated by limiting the number of canines that can be boarded in one location in these zones and requiring a conditional use permit for any facility that allows the canines to be boarded, trained or exercised out-of-doors.

ENVIRONMENTAL REVIEW:

The proposed ordinance to be recommended to the City Council by way of this Resolution is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 21000, et seq., and as further governed by 14 California Code of Regulations §§ 15000, et seq., because it is not a project as contemplated by 14 C.C.R. § 15378. Even if this Ordinance were subject to CEQA, the Ordinance would be exempt from the requirements of CEQA pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility it will have a significant effect on the environment.

LEVINE ACT COMPLIANCE:
Not applicable.

FISCAL IMPACT:
There will be relatively little fiscal impact to the City, but the services are much desired by the residents, and a local businessperson awaits a decision with the hope of starting his endeavor.

ATTACHMENTS:
10.A. Attachment 1 Resolution 2026-xx

PLANNING COMMISSION

RESOLUTION NO. 2026-xx

A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL REPEAL LINCOLN MUNICIPAL CODE CHAPTER 6.28, AND AMEND LINCOLN MUNICIPAL CODE SECTIONS 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, AND 18.26.030, AND FINDING THE ORDINANCE IS EXEMPT FROM CEQA

WHEREAS, Lincoln Municipal Code section 6.04.010 presently defines “Kennel" as “any enclosure, premises, building, structure, lot or area, in or on which four or more dogs of at least four months of age are kept for commercial or noncommercial purposes;” and

WHEREAS, Lincoln Municipal Code Chapter 6.28 prohibits any person from keeping a commercial kennel except a licensed veterinarian; and

WHEREAS, Lincoln Municipal Code section 18.29.020, regulating conditional uses in an agricultural district, permits kennels subject to issuance of a conditional use permit by the planning commission; and

WHEREAS, residents in the City of Lincoln have expressed the need for services commonly referred to as “doggy day care” for the healthy exercise, training and socialization of their pet canines both for limited hours during the day, and also occasional overnight boarding services; and

WHEREAS, because of the growing pet industry, to fill this need, business owners have inquired regarding the permitting necessary to open a kennel to provide these services, only to be told that under the current Lincoln Municipal Code, kennels are required to be operated only by licensed veterinarians; and

WHEREAS, staff’s research indicates these types of services can reasonably be provided by a business without such licensure; and

WHEREAS, staff’s research of other jurisdictions permitting this use indicates the most appropriate zones within the City for these types of services would be commercial zones and light industrial zones; and

WHEREAS, the provision of boarding services for residents with cats is also a community need, and compatible with these recommended changes; and

WHEREAS, the public’s concern regarding barking and noise can be mitigated by limiting the number of canines that can be boarded in one location in these zones and requiring a conditional use permit for any facility that allows the canines to be boarded, trained or exercised out-of-doors.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln hereby recommends approval to the City Council as follows:

Section 1. **Incorporation of Recitals.** The City Council hereby incorporates by reference the recitals set forth above.

Section 2. **CEQA Analysis.** This Ordinance is not subject to the California Environmental Quality Act (“CEQA”), as codified at Public Resources Code §§ 21000, et seq., and as further governed by 14 California Code of Regulations §§ 15000, et seq., because it is not a project as

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contemplated by 14 C.C.R. § 15378. Even if this Ordinance were subject to CEQA, the City Council finds this Ordinance exempt from the requirements of CEQA pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility it will have a significant effect on the environment.

Section 3. **Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 4. **Publication.** Within fifteen days of passage of this Ordinance, the City Clerk shall cause the full text of the Ordinance, with the names of those City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger. In lieu of publishing the full text of the Ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the Ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the Ordinance. The publication of a summary of the Ordinance in lieu of the full text of the Ordinance is authorized only where the requirements of Government Code § 36933(c)(1) are met.

Section 5. **Amendment.** The definition of "kennel" contained at Lincoln Municipal Code Section 6.04.010 is hereby amended as follows:

> "Kennel" means any enclosure, premises, building, structure, lot or area, in or on which four or more dogs ~~or cats~~ of at least four months of age are kept for commercial or noncommercial purposes.

Section 6. **Amendment.** Lincoln Municipal Code Sections 6.24.020 and 6.24.060 are hereby amended as follows:

> **6.24.010 - Term and issuance generally.**
> The dog licenses ~~and kennel licenses~~ required by this title shall be issued upon payment of the fees fixed by Placer County.
>
> **6.24.060 - Renewal notices.**
> At least 30 days prior to the expiration of a license ~~or a kennel permit~~, the director of animal control shall mail a renewal notice to the owner of the canine or the owner of the kennel.

Section 7. **Repeal.** Lincoln Municipal Code Chapter 6.28 is hereby repealed in its entirety.

Section 8. **Amendment.** Lincoln Municipal Code Sections 18.22.020 and 18.22.030, regulating uses within a C Commercial Zone, is amended as follows:

> **18.22.020 - Uses permitted within a building.**
> All of the following uses are permitted in the C district provided they are conducted entirely within a building or structure:
> (1) Animal hospital;
> (2) Apparel store;
> (3) Bakery;

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(4) Barbershop;
(5) Book or periodical store;
(6) Department store;
(7) Drugstore;
(8) Financial institutions (banks, title companies, savings and loan companies);
(9) Food store;
(10) Furniture store;
(11) Gift shop;
(12) Hardware store;
(13) Household appliance store;
(14) Jewelry store;
(15) Kennel ~~(per LMC~~ 6.28.010~~)~~ for the purposes of temporarily boarding not more than twenty (20) dogs or cats, each for a period not to exceed thirty (30) days;
(16) Laundromat;
(17) Laundry agencies;
(18) Offices (professional, business and utility);
(19) Personal service establishments;
(20) Photographic studios;
(21) Photographic supplies;
(22) Record store;
(23) The sale of beer and wine associated bona fide eating place (restaurant), as defined by the California Alcohol Beverage Type 41 license. Outdoor service of beer and wine is allowed associated with the bona fide eating place (restaurant) with a valid Type 41 ABC License and requires an easily identifiable visual delineation of what is considered the approved service area, to the satisfaction of the community development director;
(24) Retail store incidental to any other use authorized by this section;
(25) Salon;
(26) Stationery store;
(27) Tattoo parlors and/or body piercing establishments;
(28) Theater; ~~until January 1, 2018, theaters may only locate within a C district that lies within the boundaries of the Lincoln Theater Area.~~
(29) Toy store;
(30) Variety store;
(31) Other uses which the planning commission has determined are of the same general character as those listed in this section and will not be obnoxious to abutting properties or detrimental to the area in which located.

18.22.030 - Conditional uses.
The following uses are permitted in the C district subject to issuance of a conditional use permit by the planning commission:
(1) Apartments, hotels and motels, subject to the requirements of Chapter 18.16;
(2) Ambulance services;
(3) Automobile agencies (sales and service);
(4) Automobile body and paint shop;
(5) Automobile repair shop;
(6) Bar;
(7) Bowling alley;
(8) Bus depot;
(9) Heavy equipment sales and service;
(10) Home improvement center;
(11) Lumberyard;

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(12) Mortuary;
(13) Outdoor storage, displays, sales, and rentals (including, but not limited to and by way of example only: propane tanks, rental kiosks, vending machines, clothing bins, and tires)
(14) Parking lot;
(15) Plumbing shop;
(16) Public buildings (libraries, utilities, offices, fire stations, police stations, civic buildings, post offices and substations);
(17) Service station (not including major repair or overhaul, when part of a shopping center);
(18) Sheet metal shop;
(19) Tire shop;
(20) Video game center and arcade;
(21) All uses involving the sale or consumption of alcoholic beverages not listed as a use permitted within a building within Section 18.22.020(23);
(22) Other uses of a similar nature;
(23) Pawnshops (per LMC 18.22.100);
(24) ~~Reserved~~ ; Kennels utilizing outdoor facilities for the purposes of temporarily boarding not more than twenty (20) dogs or cats each for a period not to exceed thirty (30) days;
(25) Condominiums and townhomes, subject to the requirements of Chapter 18.16;
(26) All uses with an automobile "drive-thru." (not allowed in the Lincoln Downtown Area *).
* Lincoln Downtown Area as defined by the Lincoln Downtown Urban Design Plan Redistricting Map—May 2004, or as amended.
(27) Vehicle sales and service (excluding: engine replacement/overhaul, transmission repair).
(28) Reverse vending machines (Subject to the provisions set forth in Chapter 18.35).
(29) Small collection facilities (Subject to the provisions set forth in Chapter 18.35).

Section 9. Amendment. Lincoln Municipal Code Sections 18.26.010, 18.26.020, and 18.26.030 regulating uses within a light industrial district, are amended as follows:

18.26.010 - Permitted uses.
Uses permitted in the L-I district shall be as follows:
(1) Automobile body and paint shop;
(2) Automobile repair shop;
(3) Heavy equipment sales and service;
(4) Tire shop;
(5) Other uses which the planning commission has determined are similar in nature to others listed in this section;
(6) Signs as permitted by Title 16;
(7) Kennels for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.

18.26.020 - Uses permitted within a building.
The following uses are permitted within the L-I district if they are conducted within a building, or surrounded by a solid fence of wood, masonry or similar new materials:
(1) Automobile body manufacturing;

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(2) Boat building;
(3) Bottling plant;
(4) Building materials;
(5) Cabinet shop;
(6) Contractor's yards;
(7) Emergency shelters; defined in section 50801(e) of the Health and Safety Code as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Emergency shelters shall be subject to the following requirements:

a. Emergency shelters shall be in compliance with all building codes, fire standards, and light industrial parking standards;

b. The maximum occupancy shall not exceed 25 individuals;

c.Emergency shelters shall provide on-site waiting and intake areas that are screened from public view;

d. There shall be at least one staff member of the emergency shelter on site at all times while temporary residents are present;

e. Security lights shall be provided to the satisfaction of the development services director;

f. The applicant shall coordinate with the Lincoln police department to prepare a security plan for the facility, and shall provide the Lincoln police department with the name(s) and telephone number(s) of a responsible party(ies) to contact. The Lincoln police department may require the provision of on-site private security when the facility of [is] occupied if deemed necessary by the chief of police;

g. Emergency shelters shall establish and maintain set hours for client intake/discharge. Said hours shall be posted at the entry to the facility; and

h. Emergency shelters shall maintain a minimum 300-foot separation from other emergency shelters.

(8) Feed and fuel yards;
(9) Food processing;
(10) Frozen food lockers;
(11) Ice and cold storage;
(12) Lumberyard;
(13) Machine shop;
(14) Warehousing;
(15) Kennels for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.
(1~~5~~6) Other uses which the planning commission has determined are similar in nature.

18.26.030 - Conditional uses.
The following uses are permitted subject to issuance of a conditional use permit by the planning commission:
(1) Automobile wrecking yard;
(2) Concrete batch plant;
(3) Light manufacturing, fabrication, assembling, component manufacturing, small parts processing;
(4) Mobile home sales and services;
(5) Outdoor storage and sales;
(6) Public utility service yard.
(7) Recycling and redemption collection facilities, including reverse vending machine(s), small collection facilities, and recycling facilities (Subject to the

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provisions set forth in Chapter 18.35).
(8) Kennels utilizing outdoor facilities for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.

PASSED AND ADOPTED this 21st day of January 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

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STAFF REPORT

Item Number 11.A

SUBJECT: **Ad Hoc Theme and Naming Committee** Approval to appoint public member Ronee Briley to the committee

SUBMITTED BY: Rommel Pabalinas

DEPARTMENT: Community Development

DATE: January 21, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission appoint public member Ronee Briley to be a member of the Ad Hoc Theme and Naming Committee (TANC).

BACKGROUND/INTRODUCTION:

At the April 19, 2023 Planning Commission meeting, the Commission formed the Ad Hoc Theme and Naming Committee (TANC).

At the May 17,2023 Planning Commission meeting, the Commission had no objections to Shirley L. Russell being a public member of the TANC.

On October 6, 2025 TANC member Shirley L. Russell submitted a resignation from the TANC (Attachment 1).

Following staff consultation, Ronee Briley, who is currently a member of the City of Lincoln's Design Review Board (DRB), expressed interest in becoming a member of the TANC.

FINDINGS/ANALYSIS:

Below details a brief on Ms. Briley's bio:

Ronee Briley was born and raised in Carmichael, CA, where she attended El Camino High School and built lasting friendships as a member of both the Varsity Basketball and Softball teams. A lifelong athlete, Ronee's passion for sports ultimately led her to focus on softball, playing for the ASA team the California Breeze and later serving as the second baseman for the Sacramento City College softball team.

After completing her junior college career, Ronee continued her education at Sacramento

State, earning her Bachelor of Science in Business Administration with an emphasis in Marketing in 2004. Her strong foundation in marketing and her love for connecting with people naturally led her to pursue a career in real estate. In 2008, she earned her Real Estate license and has since specialized in Residential Real Estate throughout Placer County, with a primary focus on the community of Lincoln, CA.

Ronee remains active and deeply involved in the community. She is a proud member of the Placer County Association of Realtors and gives back through multiple avenues, including hosting an annual Coat Drive benefiting The Salt Mine, a local charity dedicated to supporting families in need. She also volunteers her time coaching her twin sons' baseball team and participates in sponsoring a variety of local charitable events that support and strengthen the community she serves. Additionally, she has been an active member of the City of Lincoln's Design Review Board since 2019.

With her local roots, athletic drive, marketing expertise, and genuine commitment to helping others, Ronee brings passion, integrity, and a community-centered approach to everything she does.

Consideration of Ronee Briley's appointment as a new member of the TANC is consistent with Lincoln Municipal Code Sections 2.60.050 (Duties) and 2.60.060 (Theme and Naming Function)[1].

[1] Lincoln Municipal Code https://library.municode.com/ca/lincoln/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.60PLCO

ENVIRONMENTAL REVIEW:

Committee appointments are not considered a project under Section 15378 of the California Environmental Quality Act guidelines. Therefore, no further environmental analysis is required.

RECOMMENDATIONS

Staff recommends approval to appoint public member Ronee Briley to the Theme and Naming Committee.

ATTACHMENTS:
11.A. Attachment 1 Russell 10.06.25 resignation

WHO: TO Efren Sanchez, Chief Planer; Eugenie Guardian-City of Lincoln

From Shirley Russell

What: Theme and Naming Committee resignation (TANC) of Shirley L. Russell

When: 4:30 P. M. Monday, October 6, 2025

Why: I'll be 90 in 2 months and I feel strongly that one does not serve in a public position at that age.

With Elizabeth Jansen now on the committee, she has the knowledge I have.

It has become a problem for others to lift my equipment and for me to walk.

Please consider this my resignation letter.

Shirley L. Russell

Shirley L. Russell

STAFF REPORT

Item Number 11.B

SUBJECT:	Planning Commission 2026 Meeting Schedule
SUBMITTED BY:	Rommel Pabalinas
DEPARTMENT:	Community Development
DATE:	January 21, 2026

STAFF RECOMMENDATION:
Approval of the Planning Commission 2026 Meeting Schedule

ATTACHMENTS:
COL PC Schedule 2026

City of Lincoln
Planning Commission
2026 SCHEDULE

(3rd Wednesday 6:00PM)

January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026
October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027

STAFF REPORT

Item Number 12.A

SUBJECT: Planning Project Tracker

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: January 21, 2026

ATTACHMENTS:
PC Tracker_Jan 2026

PLANNING PROJECT TRACKER (as of 1/12)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Gatherings at the Grove (formerly known as Stardust) - Production Homes Review	Specific Development Plan/Design Review	Development of 302 active adult residential lots. The age-restricted community consists of nine single-family detached floor plans ranging from 1,457 to 2,536 square feet. This project is part of the Village 1 Specific Plan Area.	South of McBean Park Drive and West of Stardust Lane (APN: 021-274-040-000)	DRB tentatively scheduled for 1/28/26
Leavell North	Tentative Parcel Map	Tentative Parcel Map to split 103.18 acres (APNs: 021-274-036, 021-274-065) into four separate parcels.	South of McBean Park Drive and North of future Oak Tree Lane (APNs: 021-274-036 & -065)	Tentative City Council: February 24th
Stardust 12	Tentative Subdivision Map/Specific Plan Amendment/Development Agreement	Application for a Tentative Subdivision Map, Specific Plan Amendment, and Development Agreement for the residential development of approximately 13 acres. The proposed project includes rezoning the project site to VMDR to create 86 single-family residential lots.	Southwest corner of McBean Park Drive and Stardust Lane (APN: 021-274-038 & -039)	Waiting for resubmittal from applicant
The Waterfront	Development Agreement	Proposed Mixed Use Development consisting of 271 residential apartment units and 50,000 square feet of commercial within Village 1 Specific Plan.	Southeast corner of McBean Park Drive and Oak Tree Lane (APN: 021-274-033-000)	Waiting for resubmittal from applicant
Turkey Creek Golf Course Driving Range Netting	Conditional Use Permit (CUP)	Amendment to the Turkey Creek Golf Course's Conditional Use Permit for the proposed construction of a maximum 100-foot netting along Driving Range portion of Turkey Creek Golf Course.	Oak Tree Lane north of McBean Park Drive on Turkey Creek Golf Course (APN 021-272-009-000)	Under departmental review

VILLAGE 5

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Brar Pre-Annexation Proceedings	Pre-Annexation Proceedings	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 116-acre property within the Village 5 Specific Plan.	2660 Moore Road; APN 021-263-016-000	Application deemed complete; pending departmental review
Windsor Cove	General Development Plan Amendment/Large Lot Tentative Subdivision Map/Small Lot Tentative Subdivision Map/Development Agreement	Proposed Large Lot and Small-Lot Tentative Subdivision Map creating a total 172 residential lots, recreational and open space lots	Northeast corner of Moore Road & Fiddyment Road (APN: 021-490-002-000)	Under departmental review

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Liberty at Lincoln Village 1 - Production Homes Review (TOM)	Design Review Modification	Production home review for (79) 50'x105' lots, 4 floor plans with 3 elevations per plan. Plans range from 2,173 sf to 3,631 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and north of Honor Lane (APN: 327-380-009-000)	DRB tentatively scheduled for 1/28/26
Liberty at Lincoln Village 2 - Production Homes Review (TOM)	Design Review Modification	Production home review for (70) 50'x95' lots, 3 floor plans with 3 elevations per plan. Plans range from 2,458 sf to 2,785 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and south of Honor Lane (APN: 327-380-008-000)	DRB tentatively scheduled for 1/28/26
Liberty at Lincoln - Village 8	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 106 50'x55' single family residential lots within the Village 7 Specific Plan area.	Southeast corner of Ferrari Ranch Road and future Western Blvd (APN: 327-380-002-000)	Waiting for resubmittal from applicant

PLANNING PROJECT TRACKER (as of 1/12)				
Liberty at Lincoln - Village 9	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 48 50'x95' single family residential lots and a 9.5-acre community park site.	West of future Western Blvd extension (APN: 021-283-044-000)	Waiting for resubmittal from applicant
Village 7B Amendments	Specific Plan Amendment/General Development Plan Amendment	Amendments to Specific Plan and General Development to modify the land use plan for annexed land within Village 7, as well as unannexed land within Village 7 and Village 5.	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review
Village 7B Annexation	Annexation	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 180 acres of property within the northern portion of the Village 7 Specific Plan (~146 acres) and a portion within the Village 5 Specific Plan (~34 acres).	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review
OTHER AREAS				
PROJECT	**PERMIT TYPES**	**PROJECT DESCRIPTION**	**LOCATION**	**PROJECT STATUS**
Chevron CUP	Conditional Use Permit (CUP)	Proposed sale and/or consumption of alcoholic beverage in accordance with LMC Section 18.22.030. (21) and Public Convenience of Necessity Letter (PCN) LMC Section 18.60 (Alcohol Sales)	151 East Joiner Parkway	Application deemed complete; pending departmental review
Freedom Rentals CUP	Conditional Use Permit (CUP)	Revocation of existing CUP (PLN24-00014) for car rental and replacement of a new CUP for rental of a maximum six moving trucks	561 7th Street ; APN 008-161-007-000	Application deemed complete; pending departmental review
JLC Ready Mix	Design Review	Project proposes to build a two story office building with concrete plant observation room.	1360 Gladding Road	Waiting for resubmittal from applicant
Lincoln Skyways Hangar	Design Review Permit	Proposed construction and operation of a new 100 foot x 135 foot steel building aircraft hangar within the Lincoln Regional Airport.	No situs address; APN: 021-590-016-000	Application deemed complete; under departmental review
Lincoln 14	Rezone/General Plan Amendment/General Development Plan Amendment/Tentative Subdivision Map	The project proposal includes a Rezone, General Plan Amendment, and GDP amendment to rezone commercial and business-professional uses to residential and open space uses. The proposed Tentative Subdivision Map will create 55 single-family residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-017, -032, and -100)	Project on hold
Lincoln 270	Rezone/General Plan Amendment/Specific Plan Amendment/General Development Plan Amendment/Design Guidelines Amendment/Development Agreement Amendment/Large Lot Tentative Map Modification	Proposed amendments to the adopted Lincoln Village 270 Specific Plan, General Development Plan, and Design Guidelines to rezone some commercial and business-professional uses to residential and park uses. A Development Agreement Amendment and Large Lot Tentative Map Amendment will be required due to the proposed rezone.	Located between Highway 65 and Industrial Avenue (multiple APNs)	Project on hold

PLANNING PROJECT TRACKER (as of 1/12)				
Lincoln Gateway Residential	General Development Plan Amendment/Rezone/Tentative Subdivision Map	Proposed amendment to the General Development Plan, Rezone 1.5 acres from Business Professional to Medium Density Residential RD 12.9. The proposed Tentative Subdivision Map would divide the property into 16 lots.	Southwest corner of 1st Street and E Street (APN: 008-280-032-000)	Under departmental review
Prairie Point Telecommunications Facility	Conditional Use Permit (CUP)	CUP to build a 60-foot mono-broadleaf cell communications tower within a 3,600SF lease area and associated improvements located on an open space parcel near Twelve Bridges Elementary School.	Located Southwest of Twelve Bridges Elementary School (APN: 334-010-013-000)	Application deemed complete; under departmental review
Starbucks/Circle K at 1st St and Joiner Parkway	Tentative Subdivision Map/Conditional Use Permit	The proposed Tentative Subdivision Map would divide the existing 2 acre property into two 1 acre lots. The drive-thru for the Starbucks will require a Conditional Use Permit and the convenience store for the Circle K will require a Conditional Use Permit for alcohol sales.	Southeast corner of 1st Street and Joiner Parkway (APN: 021-321-089-000)	DRB recommended approval on 11/20/25, future PC date pending
Walmart Remodel	Design Review Modification	Design Review modification to make exterior modifications to existing Walmart Neighborhood Market. The project scope includes changes to exterior paint colors and signage, and re-striping the parking lot.	255 Lincoln Boulevard	DRB tentatively scheduled for 1/28/26
West Lincoln Square	Specific Development Plan/Design Review/CUP/Tentative Parcel Map	Project proposes to split an existing 40 acre vacant commercial lot into 21 separate lots (15 commercial, 6 infrastructure). The shopping center would consist of approximately 244,000 sf of retail, dining, automotive and medical offices with a large retail anchor.	Northeast corner of Highway 65 and Nelson Lane (APN: 021-262-044-000)	Major retail anchor DRB tentatively scheduled for 1/28/26, rest of development recommended approval by DRB in November 2025