



PLANNING COMMISSION REGULAR MEETING
March 19, 2025



CITY OF LINCOLN

PLANNING COMMISSION REGULAR MEETING

March 19, 2025

Peter Gilbert, Chairman
Nathan Herzog
Michele Hutchinson
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 -

Christian Svensk, Comm. Dev. Director	Kristine Mollenkopf, City Attorney
Rommel Pabalinas, Comm. Dev. Planning Manager	SP Mann, Senior Engineer
Efren Sanchez, Senior Planner	Mikaela Noble, Associate Planner
Eugenie Guadron, Sr. Admin. Analyst/PC Secretary	

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. AGENDA MODIFICATIONS
5. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION
6. INFORMATIONAL ITEMS FROM STAFF

6.A

Advanced notification of development projects for scheduling in upcoming Planning Commission meetings.

(Rommel Pabalinas, rommel.pabalinas@lincolncalifornia.gov)

6.B

Advanced notification of California Environmental Quality Act (CEQA) Training for Planning Commission to be scheduled for April meeting. CEQA training shall be provided by the CDD consultant, Adrienne Graham of Adrienne Graham and Associates.

(Rommel Pabalinas, rommel.pabalinas@lincolncalifornia.gov)

6.C **General Plan Evaluation Update** - Summary of Planning Commissioners and staff responses from General Plan Evaluation sheets provided during last month's Planning Commission meeting.

(Christian Svensk, christian.svensk@lincolncalifornia.gov)

7. DISCLOSURE OF EXPARTE COMMUNICATION
8. CONSENT - None.
9. PUBLIC HEARINGS

9.A **All Beyond Liquidation CUP** - Public hearing to consider a Conditional Use Permit for the proposed outdoor storage and display of merchandise for sale at the existing retail liquidation store, located at 96 Lincoln Blvd, Suite D (APN: 008-280-023) PLN24-00035 – Applicant: Erika Gamboa / Property Owner: Kaur Sukhjinder & Grewal Manjit S Trust

Staff recommends:

1. Determine that the project is exempt from the California Environmental Quality Act under Section 15270 (Projects Which are Disapproved), because it does not apply to projects which a public agency rejects or disapproves; and
2. Adopt a Resolution denying the request for the outdoor storage and display of merchandise for sale at the existing retail liquidation store based on the Findings presented.

(Efren Sanchez, efren.sanchez@lincolnca.gov)

[9A. All Beyond Liquidation CUP Staff Report](#)

[9A. Attachment 1 Resolution No 2025-02 draft](#)

[9A. Attachment 2 Site Plan](#)

[9A. Attachment 3 Zoning Land Use Map](#)

[9A. Attachment 4 CUP Application](#)

10. GENERAL BUSINESS

10.A Planning Commission's Appointees to the Theme and Naming Committee

(Christian Svensk, Christian.Svensk@lincolnca.gov)

[10A. TANC appointees Staff Report.pdf](#)

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. However, Planning Commission approval of a tentative parcel map has a 15-day appeal period. 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.