



PLANNING COMMISSION REGULAR MEETING
August 17, 2022



CITY OF LINCOLN

PLANNING COMMISSION REGULAR MEETING

August 17, 2022

Daniel Cross
Peter Gilbert
Michele Hutchinson
Eric Johnson
Tony Manning, Vice Chair
Bill Lyons, Chair
Kelye McKinney

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

PLANNING COMMISSION

6:00 PM

IN PERSON at City Hall - 3rd Floor Council Chambers

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_eGfsDMxMSxSzrLQnp9VuPg

You can also dial in using your phone - US: +1 (669) 900-6833 and use *9 to raise your hand to speak.

Webinar ID: 926 0297 3017

Public Comment: If you wish to comment but not live or via the zoom platform, please email your comment to cityclerk@lincolnca.gov by 5pm the day before the meeting.



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1. **Call to order**
2. **Roll call**
3. **Pledge of allegiance**
4. **Agenda Modifications**
5. **Citizens Addressing Commission**
6. **Disclosure of Exparte Communication**
7. **Consent**
 - 7.A. **Review and approve July 20, 2022 meeting minutes.**

[7A. Draft Meeting Minutes 07.20.2022.pdf](#)

- 7.B. **Twelve Bridges Village 3, Phase A & B (Aurora Heights) – Adopt RESOLUTION 2022-19 approving the Specific Development Plan (Design Review) for KB Home Sacramento Inc., which includes five (5) single family plans with three (3) possible elevation variations for the proposed 214 single family residential lots zoned High-Density Residential. The project site is approximately 18.1 acres in size and within the Twelve Bridges Village 3 Phase A and B Subdivision Map of the Twelve Bridges Specific Plan/ General Development Plan (Applicant/Owner: KB Home Sacramento Inc.)**

[7B. Staff Report 12B Village 3A & 3B.pdf](#)

[7B. Attachment 1 - Resolution 2022-19.pdf](#)

[7B. Attachment 2 - KB Home Elevation and Floor Plans.pdf](#)

[7B. Attachment 3 - Color Board and Matrix.pdf](#)



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August 17, 2022

7.C. **Hidden Hills** – Adopt **RESOLUTION 2022-20** approving the Specific Development Plan (Design Review) for Century Communities, which includes three (3) single family plans with three (3) possible elevation variations, for each of the (3) individual lot dimensions (47' x 100' lot, 55' x 90' lot, and 65' x 105' lot) found in the proposed 235 single family lots zoned Village Low Density Residential (VLDR). The project site is approximately 78 acres in size and within the Hidden Hills Tentative Subdivision Map of the Village 1 Specific Plan/General Development Plan (Applicant: Brian Spillman / Property Owner: Century Communities of California LLC).

[7C. Staff Report Hidden Hills.pdf](#)

[7C. Attachment 1 - Resolution 2022-20.pdf](#)

[7C. Attachment 2 - Century Communities 47x100 - Plans & Exhibits.pdf](#)

[7C. Attachment 3 - Century Communities 55x90 - Plans & Exhibits.pdf](#)

[7C. Attachment 4 - Century Communities 65x105 - Plans & Exhibits.pdf](#)

8. Public Hearings

9. General Business

10. Commissioner Comments

11. Informational Items from Staff

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.



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ACCOMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans 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.

APPEALS AND COURT CHALLENGES

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. 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.

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.

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.



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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 <http://www.lincolnca.gov/> subject to staff's availability to post the documents before the meeting.*

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