



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
SEPTEMBER 12, 2023
600 EAST A STREET
COUNCIL CHAMBERS
7:00 P.M.

THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/9886211137?pwd=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09> AND VIA TELECONFERENCE BY CALLING (669) 900-9128, MEETING ID: 988 621 1137, PASSCODE: 604754 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. TO SPEAK DURING PUBLIC COMMENT VIA VIDEO CONFERENCING CLICK ON "RAISE HAND", VIA TELECONFERENCE PRESS *9.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CORRESPONDENCE**
5. **AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)**
6. **APPROVAL OF AGENDA**
7. **PRESENTATIONS**
8. **CONSENT CALENDAR** *(All matters listed under the Consent Calendar are considered by the Commission to be routine and will be acted upon in a single motion. There will not be separate discussions of these items unless a request is made prior to the time the Commission considers the motion to adopt.)*
 - 8.1 Approve the Minutes from the August 8, 2023 Regular Planning Commission meeting.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Raffi Boloyan, Community Development Director
Prepared By: Brandi Alexander, Deputy Clerk

9. **PUBLIC HEARINGS**

9.1 **SW Corner of North Lincoln Street and North 1st Street (Independence in Dixon, formerly the Lincoln Square Project)** - A request for an amendment to the previously approved Planned Development District (PD20-01), Tentative Map (TM20-01), and Design Review (DR20-10) approved by the City Council on March 15, 2022 to allow the construction of a Rotten Robbins gas station/convenience store on a 2.27 acres and 100 detached, single family residential homes on individual lots on the remaining 10.99 acres of the 13.26 -acre site located at the southwest corner of North 1st Street and North Lincoln Street. This amendment application proposes modifications to the residential component of the project, including the Planned Development District (PD23-01), Tentative Map (TM23-01) and Design Review (DR23-01) to allow the construction of 93 duplex buildings, consisting of 186 dwelling units and an amenity center and pool. The project modifies the access and parking to the property, provides either 2-car or 1-car garage, private yards and open spaces, a pool and amenities center. The applicant is requesting, that the existing Tentative Map be modified and become a condo map for potential future sale of the residential units as air space units. No changes to the commercial component are proposed, which is currently under construction. The current General Plan land use designation is Corridor Mixed Use. APNs: 0108-110-450 and -460; Zoning District: Planned Multiple Residential – Planned Development (PMR-PD) and Service Commercial – Planned Development (CS-PD); Lewis Land Developers, LLC owner and applicant; File No: PA23-08, PD23-01/TM23-01/DR23-01.

Item Recommended Action(s): Adopt the following three resolutions recommending to the City Council:

1. Adoption of an Addendum to the Lincoln Square Initial Study/Mitigated Negative Declaration and its corresponding Mitigation Monitoring and Reporting Program; and
2. Adoption of a Planned Development Amendment; and
3. Resolution Recommending to the City Council Conditional Approval of the Amendments to the Tentative Map and Design Review.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Scott Greeley, Associate Planner

Presented By: Scott Greeley, Associate Planner

10. **UNFINISHED BUSINESS**

11. **NEW BUSINESS**

12. **ITEMS FROM THE PLANNING COMMISSION**

13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

14. **ADJOURNMENT**
Adjournment to the next regular meeting of October 10, 2023

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Decisions of the Planning Commission are subject to appeal per Dixon Municipal Code (DMC) Section 17.01.050 (Subdivision Ordinance related actions) or Section 18.40 (Zoning Ordinance related actions). Any party aggrieved or affected by a decision made by the Planning Commission may file an appeal within ten (10) calendar days after the decision, using the appeal form available at City Hall or on the City's web site. To file an appeal, complete the form and submit with the appropriate filing fee to the City Clerk, City of Dixon, 600 East A Street, Dixon, CA 95620, no later than ten (10) calendar days after the date of the Planning Commission action. Please refer to the Master Fee schedule for the current filing fees. No postmarks will be accepted.

If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Commission meeting, or in written correspondence delivered at, or prior to, the Commission meeting. Actions challenging the City's decisions are generally subject to short time limitations contained in Public Resources Code Section 21167, Code of Civil Procedures, Section 1094.8, and/or Code of Civil Procedures Section 1094.6. For specific details, you may wish to consult an attorney.

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