



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
JULY 13, 2021
600 EAST A STREET
COUNCIL CHAMBERS
7:00 P.M.

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.

THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/9886211137?pwd=R2dxZ3RkbU9SQXdiUVIIRkc0QlQwZz09> 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. QUESTIONS AND COMMENTS MAY BE EMAILED TO PUBLICCOMMENT@CITYOFDIXON.US.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CORRESPONDENCE**
5. **AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)**
ALL MEMBERS OF THE PUBLIC WILL BE GIVEN THE SAME TIME ALLOTMENT FOR COMMENTS AS NORMALLY ALLOWED FOR MEETINGS SUBJECT TO THE PROVISIONS OF EXECUTIVE ORDER N-29-20.
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 June 8, 2021, Regular Planning Commission meeting.

Item Initiated By: Raffi Boloyan, Community Development Director

Item Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Brandi Alexander, Senior Administrative Clerk/Secretary

9. **PUBLIC HEARINGS**

9.1 Matters Relating to consider Planning Application (21-13) requesting Design Review (21-06) approval for a new 6,241 square foot clubhouse and community grounds for the active adult gated community of Homestead serving villages 6, 7, 9, and 10. The subdivision map for this phase has been approved, but is not yet recorded. The prior Assessor's Parcel Numbers (APNs) however were 0114-011-010, 0114-011-150, and 0114-011-160.

Item Initiated By: Raffi Boloyan, Community Development Director

Item Authorized By: Raffi Boloyan, Community Development Director

Item Prepared By: Scott Greeley, Associate Planner

Item Presented By: Scott Greeley, Associate Planner

9.2 Matters relating to consider Planning Application (21-09) requesting a rezoning of the recently created vacant lot, immediately north of 805 North Lincoln Street from Professional and Administrative Office – Planned Development to Single-family Residential (R1). The property is further identified as Assessor's Parcel Number (APN) 0113-290-100.

Item Initiated By: Raffi Boloyan, Community Development Director

Item Authorized By: Raffi Boloyan, Community Development Director

Item Prepared By: Scott Greeley, Associate Planner

Item Presented By: Scott Greeley, Associate Planner

10. **UNFINISHED BUSINESS**

11. **NEW BUSINESS**

11.1 By Minute Action, Selection of Chair and Vice Chair for the City of Dixon Planning Commission for the Fiscal Year (FY) 2021-22.

Item Initiated By: Raffi Boloyan, Community Development Director

Item Authorized By: Raffi Boloyan, Community Development Director

Item Prepared By: Brandi Alexander, Senior Administrative Clerk/Secretary

Item Presented By: Raffi Boloyan, Community Development Director

12. **ITEMS FROM THE PLANNING COMMISSION**

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

14. **ADJOURNMENT**

Adjournment to the next regular meeting of August 10, 2021.

The City of Dixon is committed to providing full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The City Council Chambers is accessible to individuals in wheelchairs. Assisted listening devices are available upon request.

Decisions of the Planning Commission are subject to appeal per Chapter 12.28 of the Dixon Zoning Ordinance. 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.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recording. Such arrangements are at the sole expense of the person desiring the record.

Planning Commission meetings are televised live on Cable Television, Channel 20 - Government Channel.

The Planning Commission agenda packets, including all public documents relating to this open meeting and provided to the Planning Commission, are available for review or copying at City Hall, 600 East A Street. Agenda packets are also available for review at the Dixon Public Library, 230 North First Street.

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. To file an appeal, complete the form and submit it with a \$250 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. No postmarks will be accepted.

AGENDAS ARE AVAILABLE ON THE CITY OF DIXON WEB SITE AT

www.cityofdixon.us

[Email: CityHall@CityofDixon.us](mailto:CityHall@CityofDixon.us)