



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
DECEMBER 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=R2dxZ3RkbU9SQXdiUVIIRkc0QlQwZz09&omn=87157287045> 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 November 14, 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

[8.1 PDF](#)

9. **PUBLIC HEARINGS**

9.1 **116 North 1st Street (Pip Wine Bar)** - Request for a Conditional Use Permit (UP 23-05) to consider a Certificate of Public Convenience and Necessity (PCN) determination to allow The Pip Wine Bar & Shop to upgrade its existing Type 42 ABC liquor license (sale of beer and wine to a bar or tavern for on or off-site consumption) to a Type 48 (sale of beer, wine, and distilled spirits to a bar or tavern for on or off-site consumption). The existing Type 42 license allows for the sale of beer and wine, but not distilled spirits. A PCN determination is required because the California Department of Alcohol and Beverage Control has determined that the area has an over-concentration of these types of licenses. A PCN determination is therefore needed. This is done through the Conditional Use Permit entitlement.; APN: 0115-180-020; Zoning District: Downtown Commercial (CD); Tony and Catalina Velazquez, owner, Amy Grabish, applicant; File No: PA23-26, UP23-05

Item Recommended Action(s): Adopt a Resolution approving the request for a Conditional Use Permit (UP 23-05) to consider a Certificate of Public Convenience and Necessity (PCN) determination

Item Initiated By: Raffi Bolyan, Community Development Director

Authorized By: Raffi Bolyan, Community Development Director

Prepared By: Scott Greeley, Associate Planner

Presented By: Scott Greeley, Associate Planner

[9.1 PDF](#)

[9.1 MEMO](#)

10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

None.

12. **ITEMS FROM THE PLANNING COMMISSION**

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

14. **ADJOURNMENT**

Adjournment to the next regular meeting of January 9, 2024.

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 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.

The City does not produce a verbatim transcription of its proceedings. Anyone who desires a verbatim record of this meeting should call the City Clerk/Recording Secretary in advance of the meeting to discuss acceptable methods of and arrangements for transcription. Such arrangements will be at the sole expense of the individual requesting the record. All meetings are video recorded. DVD copies are available at the Dixon Public Library and at City Hall following the meeting, and meetings are viewable on-line on the City's website.

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.

AGENDAS ARE AVAILABLE ON THE CITY OF DIXON WEB SITE AT:

www.CityofDixon.us

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