



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
FEBRUARY 13, 2024
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=R2dxZ3RkbU9SQXdlUVlIRkc0QlQwZz09&omn=86288124260> 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 January 9, 2024, Regular Planning Commission meeting.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Raffi Boloyan, Community Development Director
Prepared By: Lupe Ruiz, Administrative City Clerk
[8.1 PDF](#)

9. **PUBLIC HEARINGS**

9.1 **Comprehensive Update to the Dixon Zoning Ordinance and Zoning Map, Various Corresponding Edits to the Dixon Municipal Code, and Amendments to the General Plan 2040 Text and Land Use Map** - The Planning Commission will consider recommending to the City Council the following:

- (1) An Ordinance to (a) repeal and reenact Title 18 (*Zoning*) of the Dixon Municipal Code, (b) repeal and reenact the City of Dixon Zoning Map, and (c) make various corresponding amendments to the Dixon Municipal Code to ensure consistency with the new Zoning Ordinance. This action involves a comprehensive update to the Dixon Zoning Ordinance and Zoning Map, as well as corresponding edits to other sections of the Dixon Municipal Code. The comprehensive update to the Zoning Map would reclassify parcels to new zoning districts and rezone parcels to conform to the General Plan 2040 and the new Zoning Ordinance.
- (2) A Resolution to amend the General Plan 2040 Text and Land Use Map. The amendments involve (a) approval of Text Amendments to the “Downtown Mixed Use” (DT) and “Campus Mixed Use” (CAMU) land use designations, and (b) changes to the General Plan 2040 Land Use Map to correct mapping errors that occurred during its original development, and also to better reflect current zoning, ownership, and use of existing parcels.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Raffi Boloyan, Community Development Director

Presented By: Raffi Boloyan, Community Development Director and
Martha Miller, Miller Planning Associates

[9.1 PDF](#)

[February 12, 2024 Memo & Additional Correspondence](#)

[February 13, 2024 Memo with Recommended Revisions for Density and Non-Conforming with Attachment](#)

[February 13, 2024 Additional Correspondence](#)

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 March 12, 2024.

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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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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:

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