



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON PLANNING COMMISSION**  
**MARCH 12, 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=R2dxZ3RkbU9SQXdiUVIIRkc0QlQwZz09&omn=84515716287> 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 February 13, 2024 Regular Planning Commission meeting.  
**Item Initiated By:** Raffi Boloyan, Community Development Director  
**Authorized By:** Raffi Boloyan, Community Development Director  
**Prepared By:** Itzie Serrano, Administrative Assistant

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9. **PUBLIC HEARINGS**

None.

10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

11.1 **2023 General Plan Annual Progress Report and Housing Element Annual Progress Report.**

**Recommended Action:** Receive and accept the following reports: a) 2023 General Plan Annual Progress Report; b) Housing Element Annual Progress Report (APR); and c) Housing Successor Annual Report.

**Item Initiated By:** Raffi Boloyan, Community Development Director

**Authorized By:** Raffi Boloyan, Community Development Director

**Prepared By:** Scott Greeley, Associate Planner

**Presented By:** Raffi Boloyan, Community Development Director

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11.2 **The Campus/Dixon 257 Project - Vacant 260-Acre Site in the Northeast Quadrant Specific Plan Area.**

The study session will review a proposed project that would consist of a phased, approximately 260-acre mixed-use development in the Northeast Quadrant Specific Plan. The project site is generally located east of I-80, west of Pedrick Road, and north of Vaughn Road, and comprises nearly forty percent (40%) of the Specific Plan's total 643 acres. The following project components are proposed:

- An approximately 48-acre site with up to 650,000 square feet of research and development uses, known as the Dixon Opportunity Center (DOC).
- 2.5 acres of commercial uses.
- Approximately 144 acres of low, medium, and high-density residential uses, up to 1,041 units.
- Roadways, open space and parks, and an approximately 25-acre detention basin.

The project application may include a Specific Plan amendment, Rezoning of the project site, Tentative Subdivision Map, Design Guidelines, and a Development Agreement.

**Recommended Action:** Conduct Study Session, accept public comments, and provide any questions and/or non-binding feedback on the project.

**Item Initiated By:** Raffi Boloyan, Community Development Director

**Authorized By:** Raffi Boloyan, Community Development Director

**Prepared By:** Raffi Boloyan, Community Development Director

Brian Miller, Contract Planner

**Presented By:** Raffi Boloyan, Community Development Director

Brian Miller, Contract Planner

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12. **ITEMS FROM THE PLANNING COMMISSION**
13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**
14. **ADJOURNMENT**  
Adjournment to the next regular meeting of April 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.**

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**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](http://www.CityofDixon.us)**

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