



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON PLANNING COMMISSION**  
**APRIL 9, 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=R2dxZ3RkbU9SQXdIUUVlIRkc0QlQwZz09&omn=82639591844> 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**  
None.
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 March 12, 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

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9. **PUBLIC HEARINGS**

- 9.1 **Item Description: 645 North 1st Street (Top Notch Smoke Shop)-** Request for a Conditional Use Permit (UP24-01) to operate a smoke shop that would sell tobacco related products. No cannabis sales or lounge of this use. Pursuant to Dixon Municipal Code Section 18.12.030B, a tobacco store is a conditionally permitted use in the Service Commercial zoning district. The use would occur in the front portion of the building, in one half of the existing building. The other half of the building will be utilized as storage for the Top Notch Smoke Shop as well as a separate suite, separated by a wall that will be tied to a future business; APN: 0113-082-070; Zoning District: Service Commercial (CS); Mohammad Imran, owner, Brittany Alexander, applicant; File No: PA24-04, UP24-01.  
**Item Recommended Action(s):** Adopt Resolution conditionally approving Use Permit  
**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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- 9.2 **Item Description: 420 Gateway Drive, Suites B and C (Joystick Gaming Lounge and Cereal Cafe) -** Request for a Conditional Use Permit (UP24-02) to operate a video game lounge and cereal bar within two existing suites in an existing commercial building. In addition to cereal, the applicants intend to serve a host of snack foods, including pizzas, nachos, hot dogs, soft serve ice cream, coffees, candies, and fountain drinks. The business will have a host of current computer console, virtual reality, and video games on site, as well as television sets for television series premiers and shows. The business will also include retail sales of video games and include special events for birthdays and more. Pursuant to Dixon Municipal Code Section 18.11.030B, this type of business is a conditionally permitted use in the Highway Commercial zoning district. In addition, the City is currently processing a separate comprehensive update to the Zoning Ordinance and if approved as proposed, this type of use will be a permitted use in the Regional Commercial zoning district, which this property is expected to rezoned to; APN: 0113-610-030; Zoning District: Highway Commercial – Neighborhood Commercial – Planned Development (CH-CN-PD); Mash Petroleum, owner, Jamie Myers and Laura Owens, applicant; File No: PA24-06, UP24-02  
**Item Recommended Action(s):** Adopt Resolution conditionally approving Use Permit  
**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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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 May 14, 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:**

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

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