



**REVISED AGENDA**  
**REGULAR MEETING OF THE  
DIXON PLANNING COMMISSION  
JUNE 11, 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=86423176487>**

**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 May 14, 2024, 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 **Item Description: 121 West A Street (Downtown Classic Tattoos) -** Request for a Conditional Use Permit (UP24-04) to operate a tattoo shop within the existing commercial building. The property had previously been occupied by Dixon Haircuts, which operated there from 1992 until last year. The space is located between Bud's Pub and Grill (100 South 1st Street) and the Dixon Historical Society, aka the Dixon History Museum (125 West A Street), the 300 square foot space would accommodate a maximum of two tattoo stations. The use is proposed to operate 7 days per week, from 12:00 p.m. until 8:00 p.m. Pursuant to Dixon Municipal Code Section 18.09.030G, this type of business is a conditionally permitted use in the Downtown Commercial zoning district. This application is subject to the prior Zoning Ordinance, as it was deemed complete prior to the enactment of the new Zoning ordinance. The new Zoning ordinance, however, also identifies tattoo shops as a conditionally permitted use; Zoning District: Downtown Mixed Use (DMX); Zachary Tomellaso, owner, Jerred Powell, applicant; File No: PA24-17, UP24-04
- Item Recommended Action(s):** Adopt Resolution conditionally approving the project.
- 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

[9.1 PDF](#)

- 9.2 **Item Description: TERMINATION OF DEVELOPMENT AGREEMENT (portion of APN 0111-080-290).** The City of Dixon has received a request from the property owner to terminate a Development Agreement that applies to the property. The property is approximately 32 acres, generally located north of Vaughn Road, east of North First Street, and southeast of East Dorset Drive. The property is currently undeveloped and is not subject to any pending development applications. The Development Agreement is from 2008 and was executed with a prior developer of the property. The current property owner desires to terminate the Development Agreement and remove it from the title of the property. Development of the property is not proposed at this time. Termination of an effective Development Agreement is subject to review by the Planning Commission and the City Council. Termination of the Development Agreement is not subject to environmental review pursuant to the California Environmental Quality Act.
- Item Recommended Action(s):** Adopt Resolution recommending termination of the Development Agreement to the City Council
- Item Initiated By:** Raffi Boloyan, Community Development Director
- Authorized By:** Raffi Boloyan, Community Development Director
- Prepared By:** Raffi Boloyan, Community Development Director  
Josh Varinsky, Attorney, White Brenner LLP
- Presented By:** Raffi Boloyan, Community Development Director

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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 July 9, 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)****