



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
NOVEMBER 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=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=84141767591>

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 September 10, 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: 1345 Commercial Way (Fairfield by Marriott Dixon)** - Request for a Conditional Use Permit (UP24-03) and Design Review Application (DR24-02) for the demolition of an existing hotel building, development of a 41-room replacement building, and interior renovations to the remaining building. A re-branding of both buildings from “Best Western Plus Dixon Davis” to “Fairfield by Marriott Dixon” is planned. New monument and wall signage which reflects this change is part of the proposed Design Review; APN: 0113-364-070; Zoning District: Corridor Mixed Use (CMX); Bharat C. Patel, owner, HRGA Architects – Mary Woltering, applicant; File No: PA24-16, DR24-02, UP24-03.

Item Recommended Action(s): Adopt Resolution conditionally approving project

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Austin Forde, Associate Planner

Presented By: Austin Forde, Associate Planner

[9.1 PDF](#)

9.2 **Item Description: 100 East H Street (Arco)** - Request for a Design Review (DR23-08) and Conditional Use Permit (UP23-05) for construction of a new gas station, consisting of a 4,606 sq. ft., 6 pump, fuel canopy, a 3,400 sq. ft. convenience store, and a 1,152 sq. ft. car wash on a 1.21-acre lot (52,796 sq. ft.), resulting in a total Floor Area Ratio (FAR) of 17%. Additional site improvements include driveway access, auto and bicycle parking, landscaping, signage, a trash enclosure, and 6 EV chargers. Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for new construction and site improvements on the lot. Per the General Plan Land Use and Community Character Element Action LCC-5.F, a Conditional Use Permit is needed for consideration in the Corridor Mixed Use zoning district of FARs that fail to meet the minimum specified FAR of 50%. While a Type 20 ABC license is being pursued, no Public Convenience or Necessity determination is required by ABC ; APN: 0115-050-250; Zoning District: Corridor Mixed Use (CMX); BP West Coast Products, LLC, owner, Abigail Jara with A&S Engineering, applicant; File No: PA23-25, DR23-08, UP23-05.

Item Recommended Action(s): Adopt Resolution denying project

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Scott Greeley, Associate Planner

Presented By: Scott Greeley, Associate Planner

[9.2 PDF](#)

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 December 10, 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.CityofDixonCA.gov

[Email: PlanningCommission@CityofDixonca.gov](mailto:PlanningCommission@CityofDixonca.gov)