



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
APRIL 8, 2025
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=R2dxZ3RkbU9SQXdiUVlIRkc0QlQwZz09&omn=87600580662> 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**
 - 7.1 Receive a presentation on the 2024 General Plan Annual Progress Report, Housing Element Annual Progress Report, and Housing Successor Agency Annual Report.
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
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 5, 2025 Special Planning Commission meeting and the March 11, 2025 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 March 5, 2025 PDF](#)

[8.1 March 11, 2025 PDF](#)

9. **PUBLIC HEARINGS**

- 9.1 **325 West F St (Shafer Manufacturing) - Revocation of Conditional Use Permit.** The City of Dixon Planning Commission is holding a public hearing to consider the revocation of Conditional Use Permit 18-18. The Conditional Use Permit allows Shafer Manufacturing to operate a cannabis cultivation, manufacturing, and distribution business operations on real property located at 325 W. F Street, Dixon, California. This Conditional Use Permit was granted conditionally on the business operator's compliance with the Conditions of Approval of the permit. Revocation of the Conditional Use Permit is subject to review by the Planning Commission. The Planning Commission will hold a public hearing to determine if the Developer has failed to comply with the Conditional Use Permit's Conditions of Approval. APN: 0113-074-040; Zoning District: Service Commercial (CS); Dretzka Kenneth B Jr & J G JT, owner; Ronnie Shafer, applicant; File No: Planning Application PA18-18 (Use Permit)
Item Recommended Action(s): Adopt Resolution revoking the Use Permit
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

[9.1 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 May 13, 2025.

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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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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.

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