



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
JULY 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=R2dxZ3RkbU9SQXdIUWlIRkc0QlQwZz09&omn=86599594729> 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 June 10, 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 PDF](#)

9. **PUBLIC HEARINGS**

None

10. **UNFINISHED BUSINESS**

10.1 **Pitt School Road and Homestead Way (Sunrise and Celebration at Homestead)** - Continued from June 10, 2025 Planning Commission meeting. Request for a Design Review (DR25-0189) approval for 8 model homes for Homestead Phases 3 and 4/Village 12, 14, and 15 with three available styles to choose from (Cali Ranch, Cottage, and Wine Country). Each style would have three different color palettes for a total of 18 different color schemes. These phases/villages of Homestead include 215 residential lots; Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for model homes for residential subdivisions. APNs: 0114-012-060, -090, -100, and -120, ; Zoning Districts: Residential Medium Density –Southwest Dixon Specific Plan (RM-SWSP) and Residential Low Density –Southwest Dixon Specific Plan (RL-SWSP); Richmond American Homes, owner and applicant; File No: PLAPP25-0188, DR25-0189.

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: Scott Greeley, Associate Planner

Presented By: Scott Greeley, Associate Planner

[10.1 PDF](#)

11. **NEW BUSINESS**

11.1 **Vacant 15.8 acre site on North side of Vaughn Rd (Independence East Study Session)** - A study session for Independence East to allow Commission to provide initial comments on the proposed change to General Plan, Specific Plan and Zoning designations for the site. The project involves Request for a General Plan Amendment (GPA25-0174), Specific Plan Amendment (GPA25-0176), Rezone (PDRZ25-0175), Tentative Map (SUBD25-0178), Design Review (DR25-0179), and Development Agreement (DA25-0177) to create 110 duplex residential buildings (totaling 220 residential units), along with community amenities that would also be part of a condominium map. The project site consists of two parcels, totaling 15.18 acres and is located in the Northeast Quadrant Specific Plan (NQSP). The sites are presently designated as Regional Commercial on the western portion and Industrial on the eastern portion, which do not allow for residential development. The applicant has requested amendments to change the General Plan, Specific Plan and Zoning Map to Medium Density Residential to accommodate the proposed project. APNs: 0111-080-190 and -290 (portion).; Zoning Districts: Regional Commercial –Northeast Quadrant Specific Plan (CR-NQSP) and General Industrial –Northeast Quadrant Specific Plan (IG-NQSP); General Plan land use designations: Regional Commercial (RC) and General Industrial (IG); Specific Plan land use designations: Regional Commercial (RC) and Industrial (I). Lewis Land

Developers, LLC, applicant; Dixon Town Center, LLC, owner. File No: PLAPP25-0173, GPA25-0174/ GPA25-0176/ PDRZ25-0175/ SUBD25-0178/ DR25-0179/ DA25-0177.

Item Recommended Action(s): Provide preliminary comments on request for General Plan, Zoning and Specific Plan amendment requests

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

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[11.1 Memo PDF](#)

11.2 Update to City of Dixon 5-Year Capital Improvement Project (CIP) Plan

- Review and Recommendation for General Plan Consistency for the 5 year update to the City of Dixon CIP. A CIP is a five-year forecast which identifies major (capital) projects requiring the use of public funds over and above routine annual operating expenses. A capital project creates, improves, replaces, repairs, or permanently adds to City assets including land, site improvements, parks, buildings, streets, bike paths, bridges, utility improvements, major equipment, computer hardware, and communication systems purchases.

Recommended Action(s): Adopt Resolution finding the Five-Year CIP in conformance with the City of Dixon's General Plan 2040.

Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Jordan Santos, Junior Engineer

Presented By: Jordan Santos, Junior Engineer

[11.2 PDF](#)

11.3 Election of Planning Commission Officers - Election of Chair and Vice Chair for Planning Commission for 2025-26 (Fiscal Year 2026).

Recommendation: By Minute Action, Select Chair and Vice Chair for the City of Dixon Planning Commission for the Fiscal Year (FY) 2025-26.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Brandi Alexander, Deputy Clerk

Presented By: Raffi Boloyan, Community Development Director

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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 August 12, 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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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)