



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
FEBRUARY 10, 2026
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=87589017769> 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 December 9, 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**

9.1 **1150 N First St (Dixon Wellness)** - Amended and Restated Development Agreement and Amendment to Conditional Use Permit). The City of Dixon Planning Commission will consider a recommendation to the City Council regarding a Development Agreement and Conditional Use Permit (CUP) amendment between the City of Dixon and M.E.H.C., Inc., doing business as Dixon Wellness. Dixon Wellness currently operates as a commercial cannabis business within the City, pursuant to an existing Development Agreement (DA) set to expire March 2026. The proposed DA clarifies Dixon Wellness's operational requirements moving forward and ensures compliance with the updated Dixon Municipal Code provisions applicable to commercial cannabis activities. Under the proposed agreement, Dixon Wellness's operations will remain substantially the same; however, there are proposed revisions to 1) terms of DA to reflect changes in the recently updated Cannabis Ordinance a; 2) revisions to the public benefit amount and minimum monthly benefit amount, and 3) clarity on cannabis delivery operations, subject to further City review and approval. The proposed CUP amendment would add a condition of approval to existing CUP (UP24-05) tying the CUP to the DA. Approval of the DA is not subject to environmental review pursuant to the California Environmental Quality Act. APN 0115-130-480; Zoning District: Corridor Mixed Use (CMX); Herman and Diane Schroeder, owner, Haley Andrew/Dixon Wellness, applicant; File No's: PLAPP26-0239/DA26-0240/UP26-0241.

Item Recommended Action: Adopt Resolution recommending to City Council adoption of Ordinance for Development Agreement and Resolution for Cannabis Use Permit

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Raffi Boloyan, Community Development Director
Doug White, City Attorney

Presented By: Raffi Boloyan, Community Development Director

[9.1 PDF](#)

10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

11.1 **CEQA Presentation** – Informational presentation on Assembly Bill 130 & Senate Bill 131, new State Laws regarding California Environmental Quality Act (CEQA)

Item Recommended Action: Receive presentation

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

[11.1 PDF](#)

12. **ITEMS FROM THE PLANNING COMMISSION**
13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**
14. **ADJOURNMENT**
Adjournment to the next regular meeting of March 10, 2026.

The City of Dixon is committed to providing full access to these proceedings. Individuals with special needs are encouraged to email cityclerk@cityofdixonca.gov , call 678-7000 (voice) or 678-1489 (TTY) at least 48 hours in advance of the meeting to ensure the requested accommodation is readily available at the start of the meeting. The Council Chamber is accessible to individuals in wheelchairs and special hearing assistance devices are provided 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)