



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON PLANNING COMMISSION**  
**MARCH 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=R2dxZ3RkbU9SQXdiUVIRkc0QlQwZz09&omn=89321558913> 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**
  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 February 10, 2026, 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 **2000 West A Street (The Learning Experience)** - Request for a Design Review (DR25-0191) approval for construction of a 9,995 sq. ft. daycare facility, along with a 12,342 sq. ft. playground area on a 1.21 acre lot (~52,708 sq. ft.). Other site improvements include fencing, landscaping, and 36 parking spaces. The facility could accommodate as many as 162 children between the ages of 6 months and 6 years old. Per Chapter 18.23 of the Dixon Municipal Code, Design Review before the Planning Commission is required for all new, non-residential construction that exceeds 5,000 sq. ft.; APN: 0113-020-220; Zoning District: Regional Commercial (CR); Dixon Plaza, LLC, owner; Jared Brown, applicant; File No's: PLAPP25-0190, DR25-0191.

**Recommended Action(s):** Adopt a Resolution approving Design Review.

**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

### [9.1 PDF](#)

- 9.2 **Vacant Lot at NE Corner of East A St./North 2nd St. (Valley of the Sacred Heart Academy Project)** - Request for Zoning Text Amendment, Design Review, Lot Merger, and Conditional Use Permit for the development of a new, two-story, 11,539-square foot educational center building with associated surface parking and landscaping improvements upon a 0.517-acre property located at 209-231 East A Street, Dixon CA 95620. The property comprises three parcels to be merged into one as a component of the project. The educational center building would serve as a relocation and expansion of the existing Valley of the Sacred Heart Academy located to the south of the project site at 105 South 2<sup>nd</sup> Street. Local vehicular access to the project site would be provided via a new one-way driveway off North 2<sup>nd</sup> Street, with an exit proposed along East A Street. The Zoning Text Amendment component of the project proposes a revision to Zoning Code Table 18.05.020, *Land Use Regulations – Commercial and Mixed-Use Districts*, to conditionally allow Private Schools within specific areas of the DMX district; APNs: 0115-084-070, 0115-084-080, and 0115-084-090; Downtown Mixed Use (DMX) Zoning District; File No's: PLAPP25-0181, DR25-0182 (Design Review), PDRZ25-0183 (Zoning Text Amendment), SUBD25-0184 (Lot Merger), UP25-0185 (Conditional Use Permit).

**Recommended Action:** Adopt Resolutions recommending to the City Council: 1) Adoption of an Initial Study and CEQA findings of Fact; and 2) Approval Design Review, Zoning Text Amendment, Lot Merger, and Conditional Use Permit.

**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

### [9.2 PDF](#)

10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

11.1 **Annual General Plan and Housing Element Progress Report** - Receive and accept the 2025 General Plan Annual Progress Report, Housing Element Annual Progress Report, and Housing Successor Agency Annual Report; and direct staff to file the Housing Element Annual Progress Report with the California Department of Housing and Community Development.

**Recommended Action:** Receive and accept 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

[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 April 14, 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](mailto: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](http://www.CityofDixonCA.gov)**

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