



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON PLANNING COMMISSION**  
**FEBRUARY 8, 2022**  
**600 EAST A STREET**  
**COUNCIL CHAMBERS**  
**7:00 P.M.**

**NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-1-22, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON JANUARY 5, 2022, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.**

**THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/9886211137?pwd=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09> 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 January 11, 2022, Regular Planning Commission meeting.

9. **PUBLIC HEARINGS**

- 9.1 **Vacant Lot at Southwest of the N. Lincoln Street/SR 113 intersection (Lincoln Square Project)** – Request for Rezoning, Tentative Subdivision Map, Planned Development, and Design Review for the following project. A 10.99-acre portion for the site would be a subdivided residential community, which would be developed into 100 detached, single-family lots, to stories in height. Additionally, the proposed project includes a 2.27-acre commercial lot, which would be developed at the corner of the site with a 4,500-sq-ft Rotten Robbie convenience store, a 5,789-sq ft fueling canopy with eight fuel dispensers, and a 2,613-sq ft car wash. The residential community would provide an open space area by way of a pocket park, which would be located immediately to the west of SR 113 and would serve to capture stormwater runoff. North Lincoln Street and SR 113 would provide access to the project site, with each roadway featuring a single point of entry/exit to both the commercial lot and subdivision. The Rezoning proposes to change the zoning from Light Industrial (ML)/Professional Administrative Office (PAO)/Planned Development (PD) to Planned Mixed Use (PMU) –Planned Development (PD), to be consistent with the recently adopted General Plan; File No's: PA20-31, RZ20-01, PD20-01, TM20-01 and DR20-10.

Recommended Action: Adopt three Resolutions recommending to the City Council: 1) Adoption for the Mitigated Negative Declaration and approval of the Mitigation Monitoring and Reporting Program, 2) Adoption of a Rezoning and Planned Development District, and 3) Conditional Approval of the Tentative Map and 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

- 9.2 **Citywide (VMT Guidelines and Traffic Impact Analysis Requirements)** – Review and recommendation for adoption of CEQA Vehicle Miles Travelled (VMT) policy in compliance with SB 743 and updates to the local Traffic Impact Analysis (TIA) requirements.

Recommended Action: Adopt Resolution recommending to the City Council adoption of the VMT Policy and TIA guidelines

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: William Garcia, P.E., Consultant

Presented By: Erin Vaca, T.E., Consultant DKS Associates

- 9.3 **Vacant lot South of West A St, at new Gateway Dr extension within the Homestead Subdivision (Homestead Apartments)** – Request for a Design Review (21-09) approval for multi-family housing in phase 2B of Homestead. There would be a total of 180 apartment units serving families

and seniors, all of which would be affordable to moderate income households. The family units are three stories tall and includes 108 units and a clubhouse. The senior apartments are single story and includes 72 units and also its own clubhouse. Including the two clubhouses, there will be a total of 17 buildings on these two lots that total 10.7 acres; APN's: Formerly Assessor's Parcel Numbers 0114-011-040 and 0114-011-010 File No: PA 21-29, DR 21-09.

Recommended Action: 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. **UNFINISHED BUSINESS**

11. **NEW BUSINESS**

11.1 **Citywide (Comprehensive Zoning Ordinance/Map Update) –** Presentation to introduce to the Comprehensive Zoning Ordinance and Map Update project, with an overview of zoning, scope of project, next steps and some preliminary discussion points.

Recommended Action: Accept report and provide any input

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Martha Miller, Consultant MPA Planning

Presented By: Raffi Boloyan, Community Development Director  
Martha Miller, Consultant MPA Planning

12. **ITEMS FROM THE PLANNING COMMISSION**

13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

14. **ADJOURNMENT**

Adjournment to the next regular meeting of March 8, 2022.

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**Decisions of the Planning Commission are subject to appeal per Chapter 12.28 of the Dixon Zoning Ordinance. 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 transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recording. Such arrangements are at the sole expense of the person desiring the record.**

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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.**

**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. To file an appeal, complete the form and submit it with a \$250 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. No postmarks will be accepted.**

**AGENDAS ARE AVAILABLE ON THE CITY OF DIXON WEB SITE AT:**

**[www.CityofDixon.us](http://www.CityofDixon.us)  
[Email: CityHall@CityofDixon.us](mailto:CityHall@CityofDixon.us)**