



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
MARCH 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=R2dxZ3RkbU9SQXdIUUVlIRkc0QlQwZz09> 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.
ITEM CONTINUED FROM THE LAST REGULAR MEETING OF THE DIXON PLANNING COMMISSION ON FEBRUARY 8, 2022

8.2 Approve the Minutes from the February 8, 2022, Regular Planning Commission meeting.

9. **PUBLIC HEARINGS**

9.1 **178 North First Street (Whiskey Barrel)**- Request for a Conditional Use Permit to have permanent outdoor seating area associated with a new pub/lounge that will occupy the existing building; APN: 0115-082-090; Zoning District: Downtown Commercial (CD); Tiffany Fabiani, owner/applicant; File No: PA21-36, UP 22-02

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

9.2 **2600 Plaza Court** - Request for a Conditional Use Permit to receive a Public Convenience and Necessity (PCN) determination to allow a proposed liquor store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption; APN: 0115-082-090; Zoning District: Downtown Commercial (CD); Blake and Ayaz, APC, applicant; File No: PA21-37, UP 22-03

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 **Comprehensive Zoning Ordinance Update** - Presentation of a Draft Recommendations Memo which will summarize the principal findings of the initial assessment of the current Zoning Code and recommends a number of ways that the current code could be improved to meet the overall objectives of the update. It is intended to distill key choices and present “big ideas” for the update, which will be further developed and refined as draft regulations are created. The paper is organized by four topical areas: Code Usability; General Plan Implementation; Review Processes; and Compliance with State and Federal Law.

Recommended Action: Accept report and provide any questions or input

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Martha Miller, Miller Planning Associates

Presented By: Martha Miller, Miller Planning Associates

- 11.2 Housing Element Update (2023-2031) - Housing Element Update (2023-2031)** - An introduction and overview on the upcoming 6th Housing cycle (2023-2031) Housing Element update process for the City of Dixon, including state law changes that affect housing element updates, the Regional Housing Needs Allocation (RHNA) process, the Solano County collaborative, required components of the Housing Element and the upcoming work plan and steps for the update process.

Recommended Action: Accept report and provide any questions or input

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Raffi Boloyan Community Development Director/
Jennifer Gastelum, Placeworks

Presented By: Jennifer Gastelum, Placeworks

12. **ITEMS FROM THE PLANNING COMMISSION**
13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**
14. **ADJOURNMENT**
Adjournment to the next regular meeting of April 12, 2022.

The City of Dixon is committed to providing full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The City Council Chambers is accessible to individuals in wheelchairs. Assisted listening devices are available upon request.

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.

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.

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