



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
MAY 10, 2022
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=R2dxZ3RkbU9SQXdjUUViIRkc0QlQwZz09> 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 March 8, 2022, Regular Planning Commission meeting.
 - 8.2 **178 N First St (Whiskey Barrel)** - Approve Amendment to Resolution 2022-008 adopted March 8, 2022, for Whiskey Barrel Conditional Use Permit (UP21-02)

9. **PUBLIC HEARINGS**

9.1 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

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

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Jordan Santos, Junior Engineer

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

9.2 2299 Commerce Way (Dixon Commerce Center) – Review and

Recommendation for a Design Review Permit for a 125,712 sq. ft. expansion to the existing 427,042 sq. ft. warehouse building and associated site improvements The proposed project would add 223 net new parking stalls to the project site, resulting in an overall total of 452 vehicle parking stalls. In addition, 87 new semi-trailer parking stalls would be provided along the southern portion of the project site. The project also entails review and adoption of an Initial Study and Mitigated Negative Declaration in accordance with the California Environmental Quality Act(CEQA).

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

9.3 150 East F Street- (AT&T Tower) – Review and action on a Conditional

Use Permit and Design Review Permit for installation of a new telecommunications facility that includes a 64 foot tall monopole with 9 antenna and 15 remote radio heads (RRH) on the top and corresponding equipment including walk-in cabinet, generator, and fencing located on the ground level.

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 Planning Commission packet distribution – Discuss method of distribution of packets to Planning Commission prior to meetings.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared/Presented By: Raffi Boloyan, Community Development Director

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

[Email: PlanningCommission@CityofDixon.us](mailto:PlanningCommission@CityofDixon.us)