



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
JUNE 9, 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=84030594844> 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 April 14, 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 **730 Daybreak Drive (Appeal of Building Permit Denial)**- An Appeal (APPL26-0249) of the Community Development Director/Planning Division’s denial of Building Permit (BLDR-003021-2025), a proposal for the construction of an approximately 1,920 sq. ft. detached accessory structure to be used an RV garage and installation of secondary driveway access. The grounds for denial included the lack of design review control, the proposed structure’s overall height and massing exceeding standards for detached accessory structures (DMC 18.11.020.C.2.a), the conflict between the proposed driveway and the fire hydrant/red-striped curb at the public ROW, and the 40% frontage limit for “curb cuts” pursuant to DMC 18.04.040.A. being exceeded. APN: 0114-393-020; Zoning District: Residential Low Density (RL); Mark Lassagne, owner; applicant; (File No: PA26-04, APPL26-0249).

Item Recommended Action(s): Adopt Resolution denying appeal and upholding Community Development Director decision.

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

[9.1 PDF](#)

9.2 **“Long-Term Mobile Food Service” Zoning Code Text Amendments** – This project represents City-initiated amendments to the City of Dixon’s Zoning Ordinance in order to implement new regulations pertaining to “Long-Term Mobile Food Service”, a newly proposed land use category addressing mobile food service/food truck uses operating for periods exceeding 30 days in any 12-month period within specific areas of the City and requiring approval of an Administrative Use Permit (File No: PA26-05, PDRZ26-0252).

Item Recommended Action(s): Adopt Resolution recommending to the City Council approval of Zoning Text amendments for long term mobile food service vendors.

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

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10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

None.

12. **ITEMS FROM THE PLANNING COMMISSION**

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

14. **ADJOURNMENT**

Adjournment to the next regular meeting of July 14, 2026.

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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.

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