



CITY OF DIXON Community Development Department

DATE: December 1, 2023

TO: Interested Parties

FROM: Raffi Boloyan, Community Development Director

RE: **NOTICE OF AVAILABILITY - PUBLIC REVIEW DRAFT
COMPREHENSIVE ZONING ORDINANCE/ MAP UPDATE AND ASSOCIATED
DOCUMENTS**

BACKGROUND

In May 18, 2021, the City of Dixon adopted a comprehensive update to the General Plan (*Dixon General Plan 2040*) which sets forth a comprehensive strategy for development and conservation in the City through the year 2040. Zoning regulations are one of the primary tools a city has for implementation of its General Plan. A Zoning Ordinance and Map translates the policies of a General Plan into parcel-specific regulations, including land use regulations and development standards. The type and intensity of land uses that are permitted and how they perform will be critical to achieving the General Plan's vision for growth, neighborhood preservation and enhancement, economic development, and community health.

The City's current Zoning Ordinance is over 30 years old and has been amended hundreds of times. The Comprehensive Zoning Code and Map Update project is intended to completely overhaul the Dixon Zoning Code, Title 18 of the Municipal Code, in order to create a concise and user-friendly set of regulations that will implement the new General Plan and be consistent with State and federal law. The objective is to craft a new Zoning Ordinance and Map that:

- Implements *Dixon General Plan 2040*, including new policies and land use designations.
- Maintains to the greatest extent possible, Dixon's current level of regulation.
- Addresses current State and other regulatory agency requirements.
- Reflects Dixon and responds to community concerns.
- Is streamlined and transparent in its administration and decision-making processes.
- Promotes economic development and high-quality design.
- Provides flexibility.
- Is intuitive, graphic, and user-friendly.

The Zoning Ordinance/Map update project was initiated in October 2021, with the hiring of a consultant to assist staff with the update. The following represents the major milestones of this project, through this release of this Public Review Draft, prior to the adoption phase.

- Between November 2021 and March 2022, the consultant conducted a review of the current code, and interviewed staff, stakeholder and other users of the code to gain their perspective of the current code.
- On February 1 and February 8, 2022, the City Council and Planning Commission received presentations introducing the project, with an overview of zoning, the scope of project, next steps and some preliminary discussion points.
- March 8, 2022, the Planning Commission was presented with the Recommendations Memo which summarized the principal findings of the initial assessment of the current Zoning Code and present “big ideas” for the update, which would be further developed and refined as draft regulations were created.
- On July 20 and July 21, 2022, the City hosted two public workshops to solicit input on the Zoning Ordinance update process.
- Following the workshops, the City provided a one month period (July 22 - August 30, 2022) during which residents were invited to respond to a survey on the zoning update.
- Between September and December 2022, a Preliminary Draft of the Zoning Update was prepared and released for public review. The Draft was broken into three sections: 1) Draft District and Use regulations and Draft Zoning Map, 2) Citywide regulations and 3) Administrative Provisions.
- On January 31, 2023, the Planning Commission and City Council held the 1st joint study session to review the Draft Zoning Ordinance (specifically the Draft District and Use regulations and Draft Zoning Map). A study session draft of this section was published a month prior to the meeting date.
- On March 20, 2023, the Planning Commission and City Council held the 2nd joint study session to review the Draft Zoning Ordinance (specifically Citywide regulations). A study session draft of this section was published a month prior to the meeting date.
- On April 24, 2023, the Planning Commission and City Council held the 3rd joint study session to review the Draft Zoning Ordinance (specifically the Follow up on Corridor Mixed Use regulations and Draft Administrative Provisions). A study session draft of this section was published a month prior to the meeting date.

All documents, materials, staff reports and any video from meetings noted above can be viewed on the project website at www.cityofdixon.us/zoningupdate.

PUBLIC REVIEW DRAFT

Since the last study session in April 2023, staff and the consultant have been revising and refining the Draft Zoning Ordinance and Zoning Map. We are now pleased to release the Public Review Draft. The purpose of this notice is to inform interested parties of the availability of the Draft Zoning Ordinance and Map, as well as associated General Plan land use map amendments.

All of these draft documents can be reviewed on the project City’s website at www.cityofdixon.us/zoningupdate. There is a hard copy of these same materials in the City Hall lobby, at 600 East A St, Dixon, CA.

The public review draft is composed of the following documents:

1. Draft Zoning Map

The draft zoning map incorporates the various changes/edits to the zoning map to match the General Plan, as noted in Section 5 below. A second page to the zoning map has been created to identify properties that have an active Planned Development Zoning Overlay.

2. Proposed General Plan Land Use Map Amendment

As part of the detailed review and update to the Zoning Map, 40 parcels were identified with an incorrect General Plan land use designation. As part of this project, the land use designation of those 40 parcels will be corrected. The 40 parcels proposed to be corrected are identified in the table on the GP Amendment Map (except for parcel '4' which is indicated as 'removed from dataset')

3. Public Review Draft Zoning code (Clean version)

This is a clean copy with no track changes of the Public Review Draft Zoning Ordinance. All revisions since the study session draft have been incorporated into this clean copy of the Draft.

4. Public Review Draft Zoning Code (Track changes version)

This is a track changes copy of the Public Review Draft Zoning Ordinance. All major or notable revisions since the study session draft have been illustrated using track changes with comments. Minor formatting changes or edits are not noted as track change and just incorporated in this version.

5. Parcel Data Sheets

There are three spreadsheets included that illustrate the following:

- “Parcel Datasheet_Public Review Draft Maps Complete wComments_111623”: This spreadsheet has all of the parcel data, as well as notes that were added through review and revision. This is the 'complete' or 'master' spreadsheet of changes to every parcel in the city as it relates to zoning and general plan.
- “Parcel Datasheet_GP Amendment Parcels_111623”: This spreadsheet contains only the parcels with a proposed General Plan land use designation amendment. There are 40 parcels that have a proposed GP land use designation map. They correspond to the parcels in the table on the GP Amendment Map (except for parcel '4' which is indicated as 'removed from dataset')
- “Parcel Datasheet_Rezones_111623”: This spreadsheet contains only the parcels with a proposed 'rezone.' There are 731 parcels proposed for rezones. While that is a big number, the vast majority of these are changes related to new Corridor Mixed Use land use designation adopted by the General Plan and rezoning of those properties to match the new implementing zoning district Corridor Mixed Use (CMX) or already developed neighborhoods for which the 'rezone' is consistent with current development on the site. The rezones can generally be categorized as follows:
 - Areas in the Corridor Mixed Use General Plan Land Use Designation, regardless of existing Zoning: Rezone to Corridor Mixed Use (CMX) (172 parcels)
 - The two neighborhoods that are within the Medium Density General Plan Land Use Designation but currently zoned Single Family Residential (R1) (north of Conejo Park) and R1-5 (near Patwin Park). These areas are already developed as planned developments at the densities associated with the Medium Density General Plan Land Use Designation: Rezone to Residential Medium Density (RM) (472 parcels)

- Parcel in the Campus Mixed Use General Plan Land Use Designation, regardless of existing Zoning: Rezone to Campus Mixed Use (CAMX) (1 parcel)
- Other residential areas developed as planned development where the actual density and General Plan designation are different from the current zoning: Rezone to Low Density Residential (RL) (13 parcels)
- Areas in the Public Facilities Land Use Designation and any existing zoning besides Public Service (PS) District: Rezone to Public Facilities (PF) zoning (16 parcels)
- Areas in the Parks Land Use Designation and any existing zoning besides Parks and Recreation (PR): Rezone to PR (8 parcels)
- All areas north of I-80 in the Regional Commercial General Plan Land Use Designation and not currently zoned CH: Rezone to CR (7 parcels)
- Other areas to reflect General Plan Land Use Designation: Corresponding proposed zoning district (42 parcels)

NEXT STEPS

The Public Review Draft is being released for review on December 1, 2023, and will be available for nearly 75 days before the 1st adoption hearing is conducted before the Planning Commission. The public is encouraged to review the document and submit any comments, questions during the public review period by submitting those in one of the two manners:

- By email to planningdepartment@cityofdixon.us. Please include “Draft Zoning Ordinance Comments” in the subject line; or
- By letter, either mailed or dopped off in person, to:

City of Dixon
Attn: Community Development Department
600 East A St
Dixon, CA 95620

It is anticipated that the Planning Commission will conduct a public hearing on February 13, 2024 to review the Draft Zoning Ordinance and Draft Zoning Map, along with the General Plan land use map amendments, and make its’ recommendation to the City Council.

Once the Planning Commission concludes it’s review and recommendation, separate public hearing(s) will be conducted by the City Council to consider the project and whether to adopt the update.

Separate notice of these hearings will be published in the local newspaper and emailed to interested parties, at least 10 days prior to any of the upcoming Planning Commission and City Council meetings.

If you not already on the project email distribution list, please contact planningdepartment@cityofdixon.us and request to be added to the Zoning Ordinance update list.