

# 2024 PUBLIC NOTICES PLANNING COMMISSION

## ***Meeting Date***

## ***Notice***

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[1/9/2024](#)

**1350 Stratford Avenue (Burger King)** - Request for a Design Review (DR23-09) approval for a comprehensive exterior and interior remodel of the existing Burger King restaurant, including the site. The new restaurant would maintain its existing footprint, parking, and continue to utilize the drive-thru. Design Review is required for any new construction and physical improvements (DMC Section 18.11.120). As part of this Design Review, proposed signage is also being considered and will include wall signage, directional signage, and an 8-foot tall monument sign at the front of the property previous Design Review approval for this project were previously granted in 2014 and 2017, but expired since they were not built and no permits were issued.; APN: 0115-180-020; Zoning District: Highway Commercial – Planned Development (CH-PD); John Benedict, owner and applicant; File No: PA23-27, DR23-09

[2/13/2024](#)

**Comprehensive Update to Dixon Zoning Ordinance, Various Edits to the Dixon Municipal Code, Amendments to the General Plan 2040 Text and Land Use Map** - The project entails the following City-initiated amendments:

- Comprehensive Update to Zoning Ordinance
- Comprehensive Update to Zoning Map
- Various Municipal Code Amendments
- General Plan Text Amendments
- General Plan Land Use Map Amendments

[3/12/2024](#)

**The Campus/Dixon 257 Project - Vacant 260-Acre Site in Northeast Quadrant Specific Plan Area.**

The study session will review a proposed project that would consist of a phased, approximately 260-acre mixed-use development that includes the following:

- An approximately 48-acre research and development site with up to 650,000 square feet of research and development uses, known as the Dixon Opportunity Center (DOC), to be located at the east end of the site along Pedrick Road.

- 2.5 acres of commercial uses are proposed in the southeast corner of the DOC.
- Approximately 144 acres of low, medium, and high-density residential uses with up to 1,041 units. The high-density residential site would be located contiguous to the DOC. The medium-density and low-density residential uses would be located in the southern portion of the site.
- The project would also include roads, open space and parks, and an approximately 25-acre detention basin.

The project application proposes an amendment to the Northeast Quadrant Specific Plan (NEQSP); Rezoning of the project site from Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD) to Campus Mixed Use Planned Development (CAMU-PD) to be consistent with the General Plan 2040; a Large-Lot Vesting Tentative Subdivision Map; Design Guidelines; and a Development Agreement.

The project site is located generally east of I-80, west of Pedrick Road, and north of Vaughn Road within the City's NEQSP, and comprises nearly forty percent (40%) of the NEQSP's total 643+/- acres. The site is bounded by Pedrick Road and Solano County unincorporated agricultural lands to the east, industrial designated lands to the north and south, and lands designated as regional commercial and industrial to the west. The project site was previously known as "Dixon Downs." The Dixon City Council conducted a similar study session on this same project at a special meeting on February 6, 2024 at 5:00pm.

[4/9/2024](#)

**420 Gateway Drive, Suites B and C (Joystick Gaming Lounge and Cereal Cafe) - Request for a**

Conditional Use Permit (UP24-02) to operate a video game lounge and cereal bar within two existing suites in an existing commercial building. In addition to cereal, the applicants intend to serve a host of snack foods, including pizzas, nachos, hot dogs, soft serve ice cream, coffees, candies, and fountain drinks. The business will have a host of current computer console, virtual reality, and video games on site, as well as television sets for television series premiers and shows. The business will also include retail sales of video games and include special events for birthdays and more. Pursuant to Dixon Municipal Code Section 18.11.030B, this type of business is a conditionally permitted use in the Highway Commercial zoning district. In addition, the City is currently processing a separate comprehensive update to the Zoning Ordinance and if approved as proposed, this type of use will be a permitted use in the Regional Commercial zoning district, which this property is expected to be rezoned to; APN: 0113-610-030; Zoning District: Highway Commercial – Neighborhood Commercial – Planned Development (CH-CN-PD); Mash Petroleum, owner, Jamie Myers and Laura Owens, applicant; File No: PA24-06, UP24-02

[4/9/2024](#)

**645 North 1<sup>st</sup> Street (Top Notch Smoke Shop) - Request for a Conditional Use Permit (UP24-**

01) to operate a smoke shop that would sell tobacco related products. No cannabis sales or lounge of this use. Pursuant to Dixon Municipal Code Section 18.12.030B, a tobacco store is a conditionally permitted use in the Service Commercial zoning district. The use would occur in the front portion of the building, in one half of the existing building. The other half of the building will be utilized as storage for the Top Notch Smoke Shop as well as a separate suite, separated by a wall that will be tied to a future business; APN: 0113-082-070; Zoning District: Service Commercial (CS); Mohammad Imran, owner, Brittany Alexander, applicant; File No: PA24-04, UP24-01.

[5/14/2024](#)

**City of Dixon 5-Year Capital Improvement Project (CIP) Plan Update for Fiscal Year 2025 through Fiscal Year 2029** - The City of Dixon is updating its CIP for the next five years. 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.

[6/11/2024](#)

**TERMINATION OF DEVELOPMENT AGREEMENT** (portion of APN 0111-080-290). The City of Dixon has received a request from the property owner to terminate a Development Agreement that applies to the property. The property is approximately 32 acres, generally located north of Vaughn Road, east of North First Street, and southeast of East Dorset Drive. The property is currently undeveloped and is not subject to any pending development applications. The Development Agreement is from 2008 and was executed with a prior developer of the property. The current property owner desires to terminate the Development Agreement and remove it from the title of the property. Development of the property is not proposed at this time. Termination of an effective Development Agreement is subject to review by the Planning Commission and the City Council. Termination of the Development Agreement is not subject to environmental review pursuant to the California Environmental Quality Act.

[6/11/2024](#)

**121 West A Street (Downtown Classic Tattoos)** - Request for a Conditional Use Permit (UP24-04) to operate a tattoo shop within the existing commercial building. The property had previously been occupied by Dixon Haircuts, which operated there from 1992 until last year. The space is located between Bud's Pub and Grill (100 South 1<sup>st</sup> Street) and the Dixon Historical Society, aka the Dixon History Museum (125 West A Street), the 300 square foot space would accommodate a maximum of two tattoo stations. The use is proposed to operate 7 days per week, from 12:00 p.m. until 8:00 p.m. Pursuant to Dixon Municipal Code Section 18.09.030G, this type of business is a conditionally permitted use in the Downtown Commercial zoning district. This application is subject to the prior Zoning Ordinance, as it was deemed complete prior to the enactment of the new Zoning ordinance. The new Zoning ordinance, however, also identifies tattoo shops as a conditionally permitted use; Zoning District: Downtown Mixed Use (DMX); Zachary Tomellaso, owner, Jerred Powell, applicant; File No: PA24-17, UP24-04

[7/9/2024](#)

**Notice of Availability/Notice of Completion of a Draft Environmental Impact Report for the Campus Project in City of Dixon**- The Campus Project: The Project site is +/- 260 acres located south of Interstate 80 (I-80), immediately west of Pedrick Rd within the City of Dixon, Solano County. (APN#s 0111-040-010, -020, -030, -040, and 0111-080-050). PUBLIC MEETING ON DRAFT EIR: During the 45-day public review period, the City of Dixon will host a public meeting so community members may learn more about The Campus project and provide input on the adequacy of the environmental analysis in the Draft EIR.

[7/9/24](#) [Revised](#)  
[Notice](#)

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[9/10/2024](#)

**1150 North 1st Street, Suites B & C (Dixon Wellness)** - Request for an amendment (PA24-20/UP24-05) to a previously approved Conditional Use Permit (PA17-32/UP17-09) which was approved by the Planning Commission on November 27, 2017, the amendment requests to modify Condition No. 31.b of the Conditions of Approval related to security glass; APN: 0115-130-480; Zoning District: Corridor Mixed Use (CMX); Diane Schroeder, owner. Haley Andrew, Applicant; File No: PA24-20, UP24-05

[11/12/2024](#)

**1345 Commercial Way (Fairfield by Marriott Dixon)** - Request for a Conditional Use Permit (UP24-03) and Design Review Application (DR24-02) for the demolition of an existing hotel building, development of a 41-room replacement building, and interior renovations to the remaining building. A re-branding of both buildings from "Best Western Plus Dixon Davis" to "Fairfield by Marriott Dixon" is planned. New monument and wall signage which reflects this change is part of the proposed Design Review; APN: 0113-364-0707; Zoning District: Corridor Mixed Use (CMX); Bharat C. Patel, owner, HRGA Architects - Mary Woltering, applicant; File No: PA24-16, DR24-02, UP24-03.

[11/12/2024](#)

**100 East H Street (Arco)** - Request for a Design Review (DR23-08) and Conditional Use Permit (UP23-05) for Construction of a new gas station, consisting of a 4,606 sq. ft., 6 pump, fuel canopy, a 3,400 sq. ft. convenience store, and a 1,152 sq. ft. car wash on a 1.21-acre lot (52,796 sq. ft.), resulting in a total Floor Area Ratio (FAR) of 17%. Additional site improvements include driveway access, auto and bicycle parking, landscaping, signage, a trash enclosure, and 6 EV chargers. Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for new construction and site improvements on the lot. Per the General Plan Land Use and Community Character Element Action Lcc-5.F, a Conditional Use Permit is needed for consideration in the Corridor Mixed Use zoning district of FARs that fail to meet the minimum specified FAR of 50%. While a Type 20 ABC license is being pursued, no Public Convenience or Necessity determination is required by ABC; APN: 0115-050-250; Zoning District: Corridor Mixed Use (CMX); BP West Coast Products, LLC, owner, Abigail Jara iwth A&S Engineering, applicant; File No: PA23-25, DR23-08, UP23-05.