



AGENDA

REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
SEPTEMBER 8, 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=84324755267> 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 August 11, 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 **240 Dorset Ct (Club 420/Artist Tree - Amended and Restated Development Agreement and Amendment to Conditional Use Permit).** Review and recommendation to the City Council regarding a proposed Development Agreement (DA) between the City of Dixon and TAT Dixon LLC, doing business as The Artist Tree, and Read Brothers Investments LLC., along with an amendment to the existing Conditional Use Permit (CCUP). Club 420 currently operates a commercial cannabis business at the site under an existing Development Agreement that expires in December 2026. The proposed DA would: (1) authorize the change in ownership and operation from Club 420 to The Artist Tree; (2) extend the term of the Development Agreement; (3) update the agreement to reflect the City's recently amended cannabis regulations; (4) revise the public benefit payment and minimum monthly benefit requirements; and (5) establish a schedule and development milestones for construction of a permanent building to replace the existing portable trailer buildings. The Artist Tree's cannabis operations are otherwise expected to remain substantially the same. The proposed CCUP amendment would add a condition of approval to existing Use Permit UP19-28 linking the CCUP to the Development Agreement. APN 0108-100-140; Zoning District: Corridor Mixed Use (CMX); Read Brothers Investments LLC, owners, Lauren Fontein/TAT Dixon LLC, applicant; File No's: PLAPP25-0223/DA25-0225/UP25-0224.

Item Recommended Action(s): Adopt a Resolution recommending the City Council:

- 1) Adopt an Ordinance approving the Development Agreement (DA25-0225) between the City of Dixon, Read Brothers Investments LLC, and TAT Dixon LLC, dba The Artist Tree; and
- 2) Conditionally approve Cannabis Conditional Use Permit (UPO25-0224) for the property located at 240 Dorset Ct (The Artist Tree).

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Doug White, City Attorney

Raffi Boloyan, Community Development Director

Presented By: Raffi Boloyan, Community Development Director

[9.1 PDF](#)

10. **UNFINISHED BUSINESS**

- 10.1 **Patriot Way, Valor Drive, Crimson Lane, Hope Court, and Homestead Way (Village 13 Bellera at Homestead)** - Request for a Design Review (DR26-0254) approval for 3 model homes for Homestead Phase 4/Village 13 with four available styles for each model (Mediterranean, Farmhouse, Craftsman, and Contemporary). Each style would also have four different color palettes. This phase/village of Homestead include 58 residential lots; Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for model homes for residential subdivisions (Continued from August 21, 2026 meeting). APN: 0114-012-120 ; Zoning Districts: Residential Medium Density –Southwest Dixon Specific Plan (RM-SWSP); Ethan Meltzer with K. Hovnanian Homes, applicant; Clifton Taylor, owner; File No: PLAPP26-0253, DR26-0254.

Recommended Action(s): Adopt Resolution conditionally approving the Design Review for model home design.

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

[10.1 PDF](#)

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 October 13, 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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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.

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www.CityofDixonCA.gov

[Email: PlanningCommission@CityofDixonca.gov](mailto:PlanningCommission@CityofDixonca.gov)