



2022 NOTICES OF PUBLIC HEARING

Dixon Planning Commission

Meeting Date

[January 11, 2022](#)

1595 Blossom Way (Lot 25 Homestead Phase 1/Village 3C) - Request for a Variance to allow a 1.1 ft. to 2.1 ft. reduction to the required 12 ft. side yard setback requirement for an new single family home currently under construction; APN: 0014-383-002; Zoning District: Single Family Residential (R1 & R1-10); Meritage Homes, owner/applicant; File No: PA21-35, V21-01.

[January 11, 2022](#)

2355 North Lincoln Street Request for a Design Review Permit to allow changes to the exterior façade of the existing building. The changes involve lowering of the grade of the westerly side and also replacing the existing brick materials with stucco and horizontal siding. No changes to the building footprint are proposed; APN: 0108-291-350; Zoning District: Service Commercial (CS); File No: PA21-32, DR21-10.

[February 8, 2022](#)

Vacant Lot at Southwest of the N. Lincoln Street/SR 113 intersection (Lincoln Square Project) – Request for Rezoning, Tentative Subdivision Map, Planned Development, and Design Review for the following project. A 10.99-acre portion for the site would be a subdivided residential community, which would be developed into 100 detached, single-family lots, to stories in height. Additionally, the proposed project includes a 2.27-acre commercial lot, which would be developed at the corner of the site with a 4,500-sq-ft Rotten Robbie convenience store, a 5,789-sq ft fueling canopy with eight fuel dispensers, and a 2,613-sq ft car wash. The residential community would provide an open space area by way of a pocket park, which would be located immediately to the west of SR 113 and would serve to capture stormwater runoff. North Lincoln Street and SR 113 would provide access to the project site, with each roadway featuring a single point of entry/exit to both the commercial lot and subdivision. The Rezoning proposes to change the zoning from Light Industrial (ML)/Professional Administrative Office (PAO)/Planned Development (PD) to Planned Mixed Use (PMU) –Planned Development (PD), to be consistent with the recently adopted General Plan; File No's: PA20-31, RZ20-01, PD20-01, TM20-01 and DR20-10.

[February 8, 2022](#)

Citywide (VMT Guidelines and Traffic Impact Analysis Requirements) – Review and recommendation for adoption of CEQA Vehicle Miles Travelled (VMT) policy in compliance with SB 743 and updates to the local Traffic Impact Analysis (TIA) requirements.

[February 8, 2022](#)

Vacant lot South of West A St, at new Gateway Dr extension within the Homestead Subdivision (Homestead Apartments) – Request for a Design Review (21-09) approval for multi-family housing in phase 2B of Homestead. There would be a total of 180 apartment units serving families and seniors, all of which would be affordable to moderate income households. The family units are three stories tall and includes 108 units and a clubhouse. The senior apartments are single story and includes 72 units and also its own clubhouse. Including the two clubhouses, there will be a total of 17 buildings on these two lots that total 10.7 acres; APN's: Formerly Assessor's Parcel Numbers 0114-011-040 and 0114-011-010 File No: PA 21-29, DR 21-09.

[March 8, 2022](#)

178 North First Street (Whiskey Barrel)- Request for a Conditional Use Permit to have permanent outdoor seating area associated with a new pub/lounge that will occupy the existing building; APN: 0115-082-090; Zoning District: Downtown Commercial (CD); Tiffany Fabiani, owner/applicant; File No: PA21-36, UP 22-02.

[March 8, 2022](#)

2600 Plaza Court - Request for a Conditional Use Permit to receive a Public Convenience and Necessity (PCN) determination to allow a proposed liquor store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption; APN: 0115-082-090; Zoning District: Downtown Commercial (CD); Blake and Ayaz, APC, applicant; File No: PA21-37, UP 22-03.