



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
MARCH 16, 2010
600 EAST A STREET
COUNCIL CHAMBERS
7:00 P.M.

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. **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.)*
 - 7.1 Approve the Planning Commission Minutes for the Regular Meeting of February 16, 2010.
 - 7.2 Approve Design Review of proposed steeple at the Dixon United Methodist Church, located at 209 North Jefferson Street. (APN: 113-053-009) (PA 10-05) (DR 10-01)

(Staff recommendation is to approve the Consent Calendar.)
8. **PUBLIC HEARINGS**
 - 8.1 Matters relating to **Venture Oil and Gas Well**, located on the east side of Pedrick Road near the intersection of Robben Road and Radio Station Road on property zoned Agriculture: (APN: 143-060-060) (PA 09-19) (ENV 09-04) (CUP 09-05) (Continued from 02-16-10; #8.1)
 1. Mitigated Negative Declaration
 2. Conditional Use Permit to drill a test/permanent natural gas well on property owned by the City of Dixon.

(Staff recommendation is for the Planning Commission to continue this item to April 20, 2010.)

- 8.2 **Matters relating to the North Dixon Annexation**, located on the north side of Interstate 80/Pedrick Road interchange: (APNs: 111-010-030; 110-140-070, 100, 170, and 180; 110-160-020 and 100) (PA 09-18) (ANX 09-01) (PZ 09-01) (ENV 09-03) (Continued from 02-16-10; #8.2)
1. Negative Declaration
 2. Ordinance pre-zoning the property to Highway Commercial (CH) and Temporarily Unclassified (T), consistent with the boundaries of the General Plan land use designations.
 3. Resolution requesting the Solano County Local Agency Formation Commission (LAFCo) approval of the annexation of the project area to the City of Dixon and detachment from Solano County and the Dixon Fire Protection District.

(Staff recommendation is for the Planning Commission to continue this item to April 20, 2010.)

- 8.3 **Matters relating to Zoning Ordinance Amendments:** (PA 09-11) (ZON 09-08) (Continued from 11-17-09; #8.3)
1. Negative Declaration.
 2. Ordinance amending the following:
 - a. Section 12.02 of Chapter 12 Article II of the Dixon City Code (Zoning Ordinance) "Definitions" regarding the definition of a fence.
 - b. Section 12.26 of Chapter 12 Article II of the Dixon City Code (Zoning Ordinance) "Screening and Landscaping Regulations" regarding height standards and setbacks applicable to required screening (fencing).
 3. Ordinance adding Section 12.26A to Chapter 12 Article II of the Dixon City Code "Administrative Fence Permit" regarding the process to allow minor adjustments to street side yard fencing standards.

(Staff recommendation is for the Planning Commission to recommend the City Council adopt the Negative Declaration and ordinance amending Sections 12.02, 12.26, and 12.26A of the Zoning Ordinance.)

- 8.4 **Matters relating to General Plan Amendment:** (PA 10-03) (GPA 10-02) (ENV 10-02)
1. Categorical Exemption
 2. Resolution updating the General Plan Air Quality and Energy Element.

(Staff recommendation is for the Planning Commission to recommend the City Council adopt the update to the Air Quality and Energy Element.)

**8.5 Matters relating to Zoning Ordinance Amendments: (PA 09-23)
(ZON 09-06)**

1. Negative Declaration
2. Ordinance repealing Chapter 9 of Article II of the Dixon City Code (Ordinance 9212), "Water Efficient Landscape Ordinance".
3. Ordinance amending Chapter 12 of Article II of the Dixon City Code (Zoning Ordinance) as follows:
 - a. Amend Section 12.27 "Energy and Water Conservation Regulations".
 - b. Add Section 12.27b "Water Efficient Landscape Ordinance". (Recommended for denial at 12-15-09; #8.4)

(Staff recommendation is for the Planning Commission to continue this item to April 20, 2010.)

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- 10.1 2009 General Plan Review – Annual review of City's General Plan as required by the California Government Code. (Continued from 02-16-10; #10.1)

(Staff recommendation is for the Planning Commission to forward the 2009 General Plan Annual Review to the City Council for review and acceptance prior to forwarding the report to the State Office of Planning and Research.)

11. ITEMS FROM THE PLANNING COMMISSION

12. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

13. ADJOURNMENT

Adjournment to the next regular meeting of April 20, 2010.

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