

NOTICE OF PUBLIC HEARING OF THE DIXON CITY COUNCIL

The Dixon City Council will hold a hybrid **PUBLIC HEARING** to consider the following project:

PROJECT: **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 – Repeal the existing City of Dixon Zoning Ordinance as Title 18 of Dixon Municipal Code (DMC) and adopt a comprehensive update to the Zoning Ordinance. The Zoning Ordinance governs matters such as permitted and conditional uses of property, development standards, and administrative procedures for land use permits. Purposes of the comprehensive update to the Zoning Ordinance include conforming the Zoning Ordinance to the recently adopted *Dixon General Plan 2040*, complying with new State/Federal laws, and reorganizing, modernizing, and streamlining the Zoning Ordinance. The comprehensive update to the Zoning Ordinance will apply citywide to all parcels located within the City of Dixon. A public review draft of the new Zoning Ordinance was prepared and published on December 1, 2023.

Comprehensive Update to Zoning Map - A comprehensive update to the City of Dixon Zoning Map is proposed to 1) reclassify 5,400 parcels to new zoning districts and 2) rezone 731 parcels to conform to the *General Plan 2040* land use designations assigned to those parcels. The comprehensive update to the Zoning Map has the potential to affect all parcels located within the City of Dixon. A public review draft of the proposed Zoning Map was prepared and published on December 1, 2023.

Various Municipal Code Amendments – As a result of the comprehensive Zoning Ordinance update, various minor amendments to other sections of the DMC are also proposed to reorganize sections of the DMC and to ensure consistency with the new Zoning Ordinance. The associated DMC amendments will apply citywide to all parcels located within the City of Dixon. The associated edits to the DMC will amend the following sections:

- Cannabis Business Pilot Program (*DMC Sections 6.12.040.B.2 and 6.12.040.E*)
- Kennels and Catteries – Generally (*DMC Section 7.03.010*)
- Bees (*DMC Section 7.04.050*)
- Noise Control (*DMC Section 9.05.010*)
- Emergency Medical Service First Responder Fee (*DMC Section 11.14.070*)
- Shopping Car Regulation (*DMC Section 11.15.040*)
- Trucks and Truck Routes within the City Limits (*DMC Section 12.06.050*)
- Street Trees (*DMC Section 13.05.030*)
- Water (*DMC Section 14.02.275*)
- General Provisions of Subdivision Ordinance (*DMC Section 17.01.040*)

General Plan Text Amendments - The *General Plan 2040* text amendments consist of text revisions to the following land use designations: “Downtown Mixed Use” (DMU) and “Campus Mixed Use” (CAMU). The DMU and CAMU land use descriptions are contained in the Land Use and Community Character Chapter of the *General Plan 2040* (Page 3-15). The text amendments clarify the intent, rules, and standards of the DMU and CAMU land use designations. The General Plan text amendments will affect all parcels located in the CAMU and DMU land use designations within the City of Dixon.

General Plan Land Use Map Amendments -The General Plan Land Use Map is proposed for an amendment to correct mapping errors that occurred during the original development of the *General Plan 2040* Land Use Map, and also to better reflect current zoning, ownership, and use of existing parcels. The General Plan Land Use Map amendment will affect the following parcels,

which are located in different areas of the City: APNs 108-110-190; 108-110-470; 108-110-500; 108-261-270; 108-300-090; 108-300-100; 0109-030-110; 113-063-020; 113-111-050; 113-111-060; 113-111-070; 113-111-080; 113-111-110; 113-111-120; 113-111-130; 113-111-140; 113-111-150; 113-111-160; 113-255-020; 113-286-360; 113-321-130; 113-334-090; 113-342-190; 113-361-110; 113-423-100; 114-055-030; 114-055-040; 114-055-050; 114-100-040; 114-171-370; 115-060-150; 115-090-080; 116-062-070; 116-062-080; 116-062-090; 116-063-070; 116-063-080 + 3 public right of way properties.

CEQA: *In accordance with the California Environmental Quality Act (CEQA), it has been determined no further environmental review is required for the project. The Environmental Impact Report that was certified for the original General Plan 2040 applies to this project and there are no additional significant impacts, pursuant to CEQA Guidelines section 15162 (Subsequent EIR). This project is also exempt from environmental review, pursuant to CEQA Guidelines section 15061(b)(3) (Commonsense Exemption).*

HEARING DATE & LOCATION: **Tuesday, April 2, 2024 at 7:00 pm** at Dixon City Hall, City Council Chambers, 600 East A St, Dixon, CA 95620. This meeting **will** be physically open to the public. All members of the public may participate in the meeting by attending the meeting or remotely participating via video conferencing at <http://www.zoom.us> or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.

MORE INFORMATION You may view the City's project website at www.cityofdixon.us/zoningupdate to view the Public Review Draft of the Zoning Ordinance and Zoning Map, General Plan text amendments, General Plan Land Use Map amendment, and associated Municipal Code Amendments, as well as all videos, documents and staff reports from prior meetings related to this project.

For additional information, you may contact **Raffi Boloyan, Community Development Director**, at **(707) 678-7000 x 1114**, or rboloyan@cityofdixon.us. You may also come to City Hall, 600 East A St., Dixon, CA 95620 to look at the file for the proposed project. The office is open weekdays from 9:00 a.m. to 4:30 p.m. The staff report for this item will be issued at least 72 hours before the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos> and will also be placed on the project website.

WHAT WILL HAPPEN: This project was reviewed by the Planning Commission on February 13, 2024 and recommended for approval to the City Council with recommendations. The City Council will now consider the project, the Commission's recommendation and public comment and make a decision on the project.

All interested parties are invited to attend the public hearing, in person or remotely, to express opinions or submit evidence for or against the proposed application. Testimony from interested persons will be heard and considered by the City Council prior to making any decision on the application.

The meeting will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

**PUBLIC
COMMENTS:**

Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to CityCouncil@cityofdixon.us or 2) mailed/dropped off to: City of Dixon, City Council, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the City Council and will become part of the official record, but will not be read aloud at the meeting.

You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may: 1) via video conferencing click on “raise hand,” or 2) via teleconference press *9.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) (TTY) at least 48 hours prior to the meeting.