

**DIXON PLANNING COMMISSION**

**RESOLUTION NO. 2024- 002**

**A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL APPROVAL OF AMENDMENTS TO THE DIXON GENERAL PLAN 2040 LAND USE MAP AND DEFINITIONS OF TWO LAND USE DESIGNATIONS (CAMPUS MIXED USE AND DOWNTOWN MIXED USE)**

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**WHEREAS**, the Dixon City Council adopted the General Plan 2040 on May 18, 2021. Adoption of the General Plan 2040 involved a comprehensive update with new goals and policies, changes to the General Plan land use map, and creation of new land use designations; and

**WHEREAS**, on May 18, 2021, through adoption of Resolution No. 21-098, the City Council certified the Final Environmental Impact Report (EIR) (SCH 2018112035) for the General Plan 2040, including: (1) certification of the Final EIR; (2) adoption of CEQA findings for significant environmental impacts and a statement of overriding considerations; and (3) adoption of the Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, by separate resolution on February 13, 2024, the Planning Commission considered a comprehensive update to the Dixon Zoning Ordinance (Title 18 of the Dixon Municipal Code (DMC)) to make the Zoning Ordinance consistent with the General Plan 2040; and

**WHEREAS**, the City has identified refinements to clarify and reinforce the intent and purpose of the Campus Mixed Use (CAMU) General Plan land use designation, which is described on page 3-15 of the Land Use and Community Character Chapter of the General Plan 2040, as identified in **Exhibit 1**; and

**WHEREAS**, the Downtown Mixed Use (DT) General Plan land use designation, as described on page 3-15 of the General Plan 2040, currently requires more than one use on larger sites. During formulation of the Zoning Ordinance update, it was discovered that the majority of parcels in the DT area are less than a half-acre and only three (3) parcels are one (1) acre or larger in size. To reflect the existing development pattern and promote Downtown as a mixed-use area with an active core, consistent with General Plan policies related to the Downtown, the City has identified refinements to the DT General Plan definition to allow single-and mixed-use development throughout the Downtown and also require active uses on the ground floor along primary corridors, as identified in **Exhibit 1**; and

**WHEREAS**, during the comprehensive Zoning Ordinance and Map update project, it was discovered that amendments to the General Plan Land Use Map are necessary to

correct the General Plan land use designation on forty (40) parcels due to mapping errors that occurred in development of the original General Plan 2040 Land Use Map. Six (6) of the incorrect parcels were City-owned parcels or right of way; and

**WHEREAS**, the forty (40) parcels subject to the General Plan 2040 map amendments are identified in the Draft General Plan Land Use Map Amendments, attached as a table and map in Exhibit 2; and

**WHEREAS**, the proposed amendments to the General Plan 2040 were reviewed for applicable CEQA exemptions, for which findings are provided below; and

**WHEREAS**, on December 1, 2023, notice of the General Plan land use map amendments were sent to each of the forty (40) property owners, informing the property owners of the proposed amendment and offering to meet and explain the map corrections; and

**WHEREAS**, on December 1, 2023, the Public Review Draft of the Comprehensive Update to the Zoning Ordinance and Map, Municipal Code Amendments and the General Plan technical amendments were released for public review and posted on the City's web site and an email was sent to the interested parties list that the Public Review Draft was available for review; and

**WHEREAS**, on February 13, 2023, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the various General Plan 2040 amendments, along with the comprehensive Zoning Ordinance and Map update project, and various Municipal Code amendments, received public testimony and evidence, and received a staff report and presentation.

**NOW, THEREFORE, BE IT RESOLVED**, upon its review of all documents and exhibits contained herein, and after due deliberation and based on its independent judgement, that the Planning Commission hereby finds and recommends to the Dixon City Council approval of the amendments to the General Plan 2040, composed of edits to the General Plan Land Use Map and refinements to two (2) General Plan land use designation definitions, as follows and based on the following findings:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Planning Commission hereby finds that the amendments to the General Plan 2040, which include amendments to the Land Use Map and the CAMU and DT land use designation definitions and corrections to prior errors in the original General 2040 Land Use Map, comprise a long-range, internally consistent statement of the City's goals, policies, and actions relating to public health and safety.

3. The Planning Commission hereby finds that the amendments to the General Plan 2040 Land Use Map and the CAMU and DT land use designation definitions will promote the public health, safety, and welfare of the City's residents by updating the Land Use Map to correct inconsistencies and errors, clarifying and reinforcing the City's intent for certain land use designations, and guiding development within the City to achieve the goals and policies of the General Plan 2040.
4. The Planning Commission hereby finds that the project is exempt from further review under the California Environmental Quality Act (CEQA), based on the following:
  - a. Section 15061(b)(3) (Commonsense Exemption) states that "Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."
  - b. The General Plan amendments consist of map amendments to the General Plan land use designation of forty (40) parcels and refinements to the CAMU and DT land use designation definitions. The General Plan Land Use Map amendments include corrections to mapping errors that occurred in development of the original General Plan Land Use Map and changes to land use designations to reflect current zoning, ownership, and use of specific parcels. The text amendments to the CAMU and DT land use designations do not alter the allowed types of development in such designations and only serve to clarify and reinforce the City's intent for those land use designations.
  - c. The amendments do not include any new goals, policies, or implementation actions, or otherwise authorize new uses or development of land. The amendments improve internal consistency and correct mapping errors. Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, and it is not subject to CEQA, pursuant to CEQA Guidelines Section 15061(b)(3).
5. The Planning Commission hereby recommends that the City Council approve the amendments to the CAMU and DT land use designation definitions and amendments to General Plan 2040 Land Use Map, attached and incorporated hereto as **Exhibits 1 and 2**.

**ADOPTED** at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 13<sup>th</sup> day of February 2024:

AYES: Cooley, Davis, Hernandez-Covello, Medrano and Chair Caldwell  
NOES: None  
ABSENT: Diaz and Drayton  
ABSTAIN: None

  
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JACK CALDWELL, CHAIR  
DIXON PLANNING COMMISSION

ATTEST:

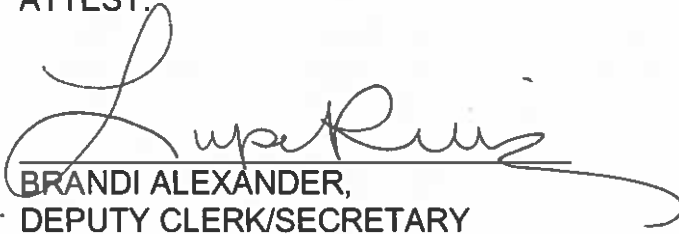
*for*   
\_\_\_\_\_  
BRANDI ALEXANDER,  
DEPUTY CLERK/SECRETARY

Exhibit 1 Draft General Plan Text Edits to Campus Mixed Use and Downtown Mixed-Use Land Use Designations

Exhibit 2 Draft General Plan Land Use Map Amendments Map

## Exhibit 1

### Text Amendments to Dixon General Plan 2040

The following two text edits to the General Plan 2040, as follows:

1. Campus Mixed Use (CAMU) designation, as defined on pages 3-15 of the Dixon General Plan 2040, is hereby amended as follows, with ~~strikethrough~~ and underline to show deleted or added text:

#### **Campus Mixed Use**

*The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of employment job-generating development as the primary use, with ~~uses, housing, and~~ easy access to the regional transportation network. Residential development shall be permitted only as a secondary support use if desired, but is not required to be incorporated with development within CAMU designated lands.*

*The CAMU designation would promote clusters of ~~related~~ light industrial, manufacturing, office, research ~~and~~ development, retail, hotel, ~~and~~ services, as primary and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the City. Industrial and commercial developments without housing are permitted. The CAMU designation is contemplated to be a dynamic employment district, with housing as a support use with potential for live/work units in close proximity to employment centers. CAMU lands are primarily intended for retail, job-generating, and service uses to advance the City's economic development goals intended to support mixed-use development projects, however single-use projects may also be permitted. Mixed use development can be integrated vertically and/or horizontally within a development plan. Maximum Allowable FAR is 30% to ~~680~~% (combined residential and nonresidential uses).*

*If housing is to be included, the type of housing shall consist of apartments, townhomes, condominiums, or similar types of residential development and integrated with nearby non-residential uses. Housing shall not be low density or in the form of separate, detached single family units. If included, housing shall encompass no more than 40% of the maximum project FAR (combined residential and non-residential uses), consistent with the intent and goals of the CAMU designation. The minimum required and maximum allowable residential density shall be 15 dwelling units per acre and the maximum residential density shall be is 30 dwelling units per acre for any residential development within the CAMU designation. Residential density shall be calculated based on the residential component of the development only, and shall include the parking, landscaping, and any other amenities such as common open space areas in the calculation. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.*

2. Downtown Mixed Use (DT) designation, as defined on pages 3-15 of the Dixon General Plan 2040, is hereby amended as follows, with ~~strikethrough~~ and underline to show deleted or added text:

### ***Downtown Mixed Use***

*The Downtown Mixed Use (DT) designation applies in Dixon's traditional downtown area and is intended to promote Downtown Dixon as an attractive destination for residents and visitors to the community. The area is envisioned as a walkable environment with direct pedestrian and bicycle connections to surrounding residential neighborhoods and to the downtown rail depot. The designation provides for a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses. Permitted non-residential uses include restaurants, apparel stores, specialty shops, theaters, bookstores, travel agencies, hotels/motels and other similar uses serving a community-wide market and a larger visitor population, as well as banks, financial institutions, medical and professional offices, and other general offices and community institutional uses. Outdoor dining, live music, and events are encouraged to support a lively atmosphere with activity throughout the day and the year. Single and mixed-use development configurations are allowed; however, active uses are required on the ground floor along primary corridors. ~~On larger sites, more than one use is required. On smaller sites, a single use may be permitted.~~ Maximum allowable FAR is 300% (combined residential and non-residential uses) and maximum allowable residential density is 30 dwelling units per acre.*

## **Exhibit 2**

### **General Plan Land Use Map Amendments**

The land use designation for the following parcels is hereby amended to a new General Plan Land Use (GPLU) designation as illustrated in the following table and map:

**Inserted on following page or can be viewed here:**

<https://www.cityofdixon.us/media/CommunityDevelopment/Zoning%20Update/Public%20Review%20Draft/Dixon%20-%20Draft%20GPLU%20Amendments%20Map%202023-11-10--11x17.pdf>

