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**To:** Lodi Plan Commission  
**From:** Stephen Tremlett, AICP, Zoning Administrator  
**Subject:** Temporary Church Use in C-2 District (120 Portage St)  
**Date:** August 5<sup>th</sup>, 2022

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### **Background Information**

The Grace Valley Church has been occupying a property in the C-2 zoning district without a conditional use permit (CUP). The property owner was sent a zoning violation letter, dated June 6, 2022, requiring the property or church to submit a CUP application for the July Plan Commission meeting. Brenda Ayers has communicated with the property owner and it's our understanding the church is moving to another location in the City; however, they will not close on the property until December.

### **Applicable Zoning & Development Code Regulations**

- Chapter 340-32 C-2 Central Business District Core. Churches are conditional use.

### **Recommendation**

Two options to consider.

- 1) Send a letter allowing the church to continue through the end of the year, but note fines that will be assessed should the use continue beyond 12/31/2022.
- 2) Send a cease-and-desist letter to stop church services, as the property already received a letter noting the use violation and actions is required to come into compliance.

Sincerely,  
MSA Professional Services, Inc.



Stephen Tremlett, AICP  
Zoning Administrator

*Enc: C-2 Central Business District Core Proposed Update*