

NOTICE OF PUBLIC HEARING

THE PLANNING COMMISSION OF THE CITY OF LODI WILL BE CONDUCTING A PUBLIC HEARING:

- On Wednesday, December 15, 2021 at 7:00 p.m. – Please note the Special Meeting date.
- The Special Meeting will be conducted:
 - In-person in the Cottage / Pisano Rooms at Hutchins Street Square, 125 S. Hutchins St.; Lodi, CA 95240 in accordance with CDPH and CalOSHA guidelines; and
 - Telephonically - available for the public to view and listen at: <https://www.facebook.com/CityofLodi/> or view and comment via Zoom at: <https://zoom.us/j/94036300166?pwd=am9lVzA1bVB6cHQ2L2RYZ0RtdHdSdz09>; Passcode: 704086 or by phone: US: +1 669 900 9128; Webinar ID: 940 3630 0166; Passcode: 704086

TO CONSIDER:

- **Request of the Planning Commission to approve a Conditional Use Permit for an off-road vehicle service facility at 110 N. Cherokee Lane (Applicant: Russell Bowers; File Number: 2021-033 U; CEQA Determination: Exempt Per Section 15301)**


IF YOU ARE INTERESTED IN FURTHER INFORMATION:

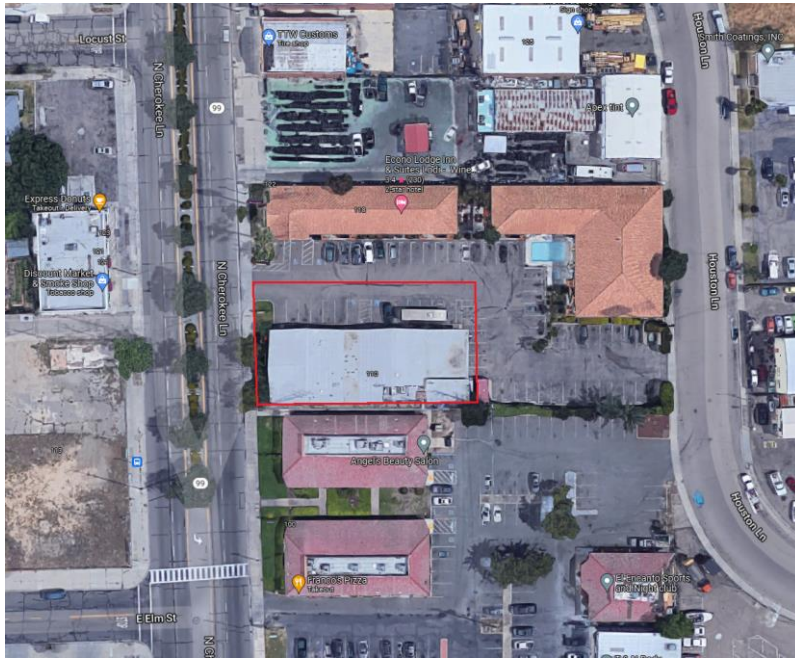
- Please contact the Planning Department at City Hall, 221 West Pine Street, or call (209) 333-6711.

IF YOU ARE INTERESTED IN PRESENTING YOUR VIEWS:

- All views, either for or against the proposal, are invited. Comments will be received via email at pccomments@lodi.gov prior to the meeting and made a part of the permanent record. All interested persons are invited to present their views for the above proposals by email, in-person at the meeting, or via Zoom at the link above which will be provided on the meeting Agenda (<http://www.lodi.gov/AgendaCenter>) once posted to the website.
- If you are unable to attend you can submit a letter to the Community Development Director, P.O. Box 3006, Lodi, CA 95241-1910 or via email to pccomments@lodi.gov. It must be received two hours before the meeting start time if it is to be considered by the Commission.

This notice has been sent to you because property assessed in your name, or a business in your name, is located near the proposed project. If you are not the owner, manager, or agent, we would appreciate your giving this notice to the proper party.

<p>By Order of:</p> <p>LODI PLANNING DIVISION</p> <p>John R. Della Monica, Jr. Community Development Director</p> <p>Dated: 12/02/2021</p>	
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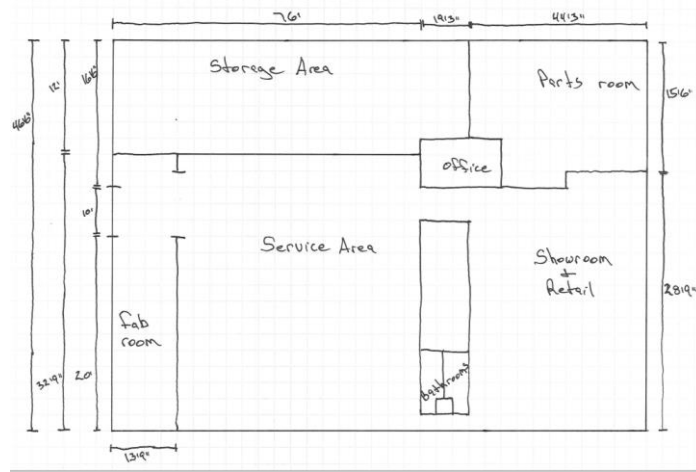
Aerial Photo



Facing rear of building



Gate access to Houston Lane



Floor Plan

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TO CONSIDER:

- a) **Request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into two lots at 307 S. Lower Sacramento Rd. (Applicant: Westgate Shopping Center, LLC; File Number: PL2021-034; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315)**

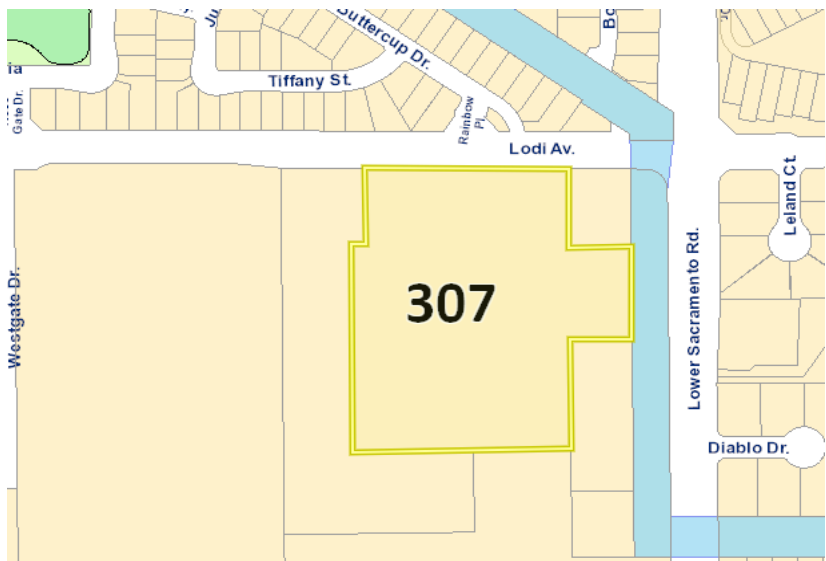
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TO CONSIDER:

- **Request for Planning Commission approval of a Use Permit for Riaza, LLC to add an overlapping Type 23 (Small Beer Manufacturer) License to the existing Type 2 (Wine Production) License at 2441 S. Stockton St., Suite 100. (Applicant: Riaza, LLC; File Number: 2021-035 U; CEQA Determination: Exempt Per Section 15061(B)(3))**

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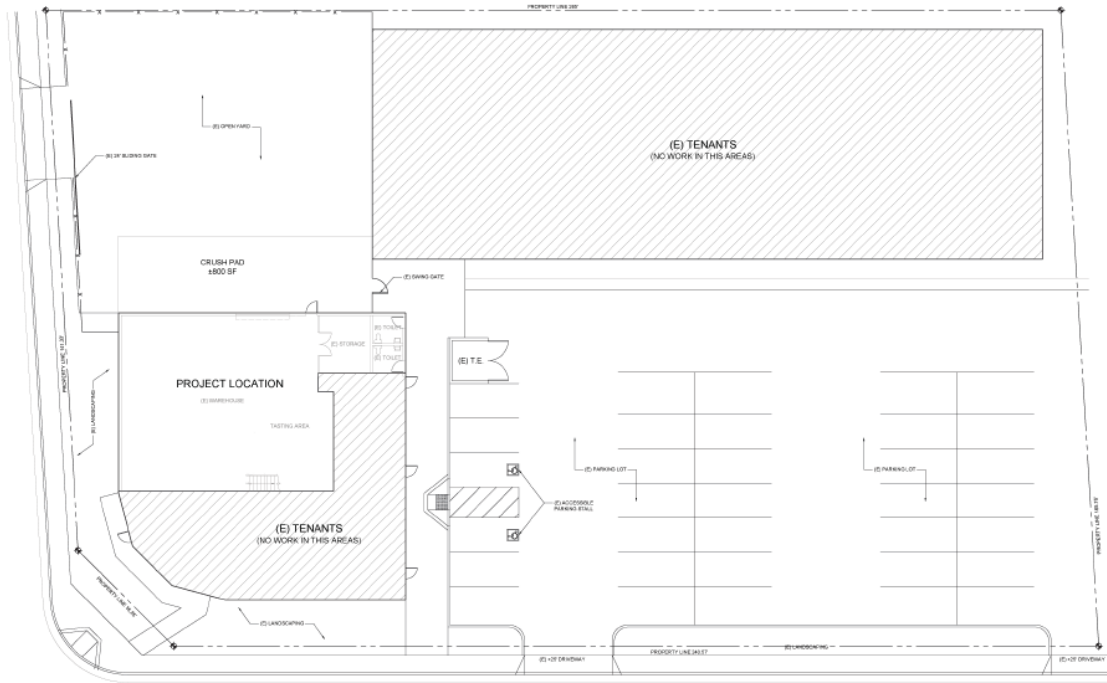
By Order of:

LODI PLANNING
DIVISION

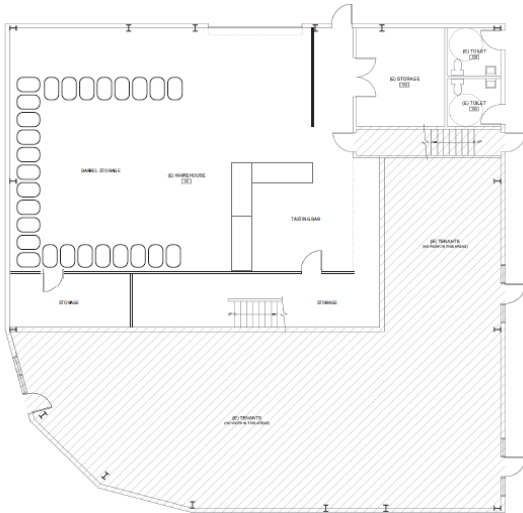
John R. Della Monica, Jr.
Community Development
Director

Dated: 12/02/21

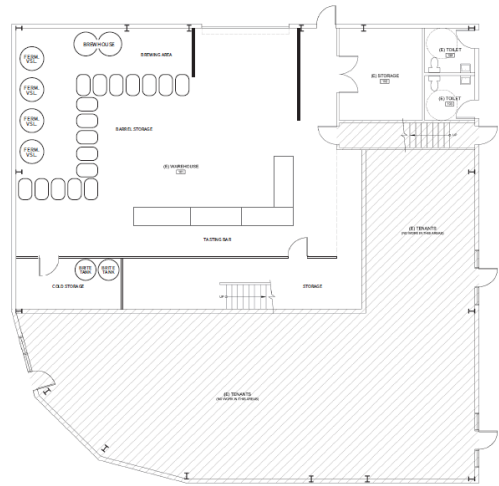




Site Plan



Existing Floor Plan



Proposed Floor Plan

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TO CONSIDER:

- **Request for Planning Commission approval of a Use Permit to allow a Type-41 On-Sale Beer and Wine License in a New Restaurant at 1833 W. Kettleman Lane (Applicant: Tim Chang; File Number: 2021-036 U; CEQA Determination: Exempt Per Section 15061(B)(3))**

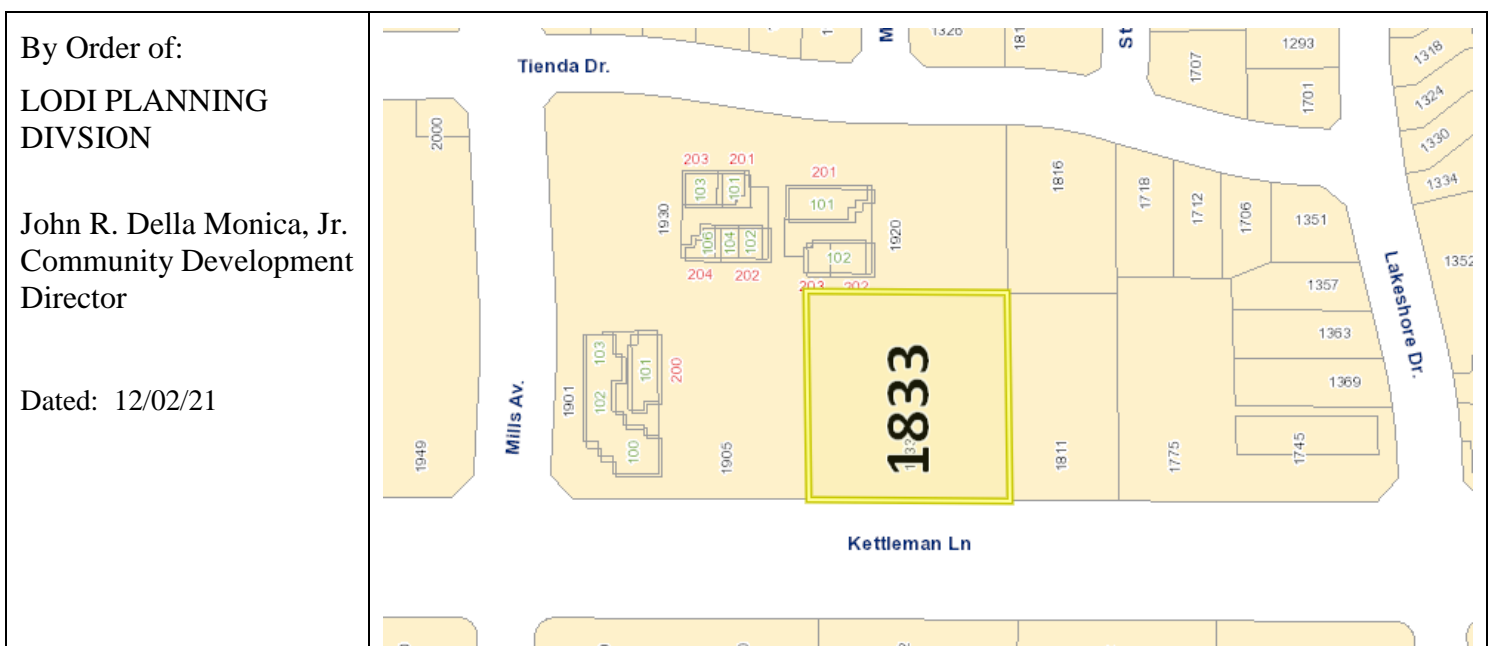
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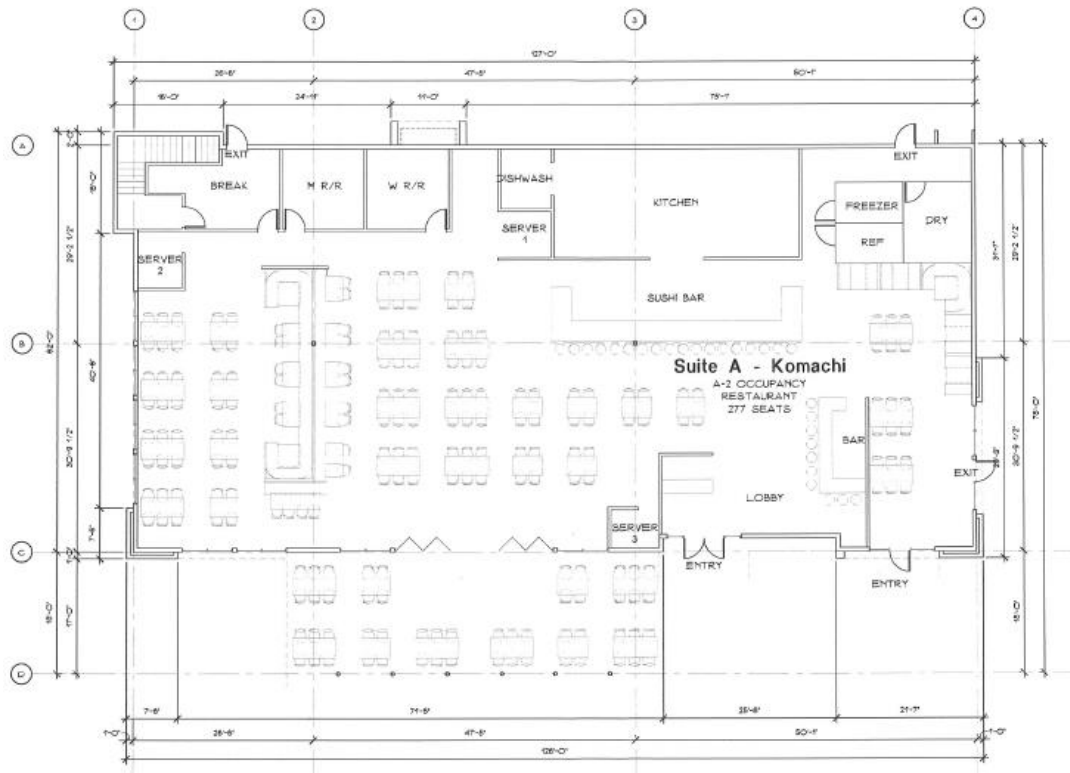
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Floor Plan

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TO CONSIDER:

- a.) **Request for the Planning Commission of the City of Lodi to recommend that the City Council amend the Lodi Municipal Code Title 17 – Development Code, Article 3 “Site Planning and General Development Standards”, Chapter 17.34 “Signs”, by adding section 17.34.070.G “Freeway Oriented Electronic Billboard” to allow and regulate freeway-oriented electronic message signs and amend Article 7 – Definitions – Chapter 17.78 – “Definitions”, Section 17.78.020 “Definitions of specialized terms and phrases” by adding “Freeway Oriented Electronic Billboard”. (CEQA Status: Exempt, Section 15061(b)(3) – General Rule Exemption)**

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<p>By Order of: LODI PLANNING DIVISION</p> <p>John R. Della Monica, Jr. Community Development Director</p> <p>Dated: 11/02/21</p>	<p>Regulations encompass Lodi City limits only See Map on Next Page</p>
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