



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Set Public Hearing for November 17, 2004 to consider a Development Agreement between the City of Lodi and GFLIP III, L.P. relating to the development known as Electronic Display Sign to be located at 1251 South Beckman Road at Lodi, CA.

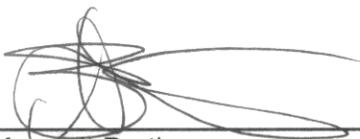
MEETING DATE: November 3, 2004

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing to consider the request of GREM for the approval of Development Agreement 04-01 for November 17, 2004.

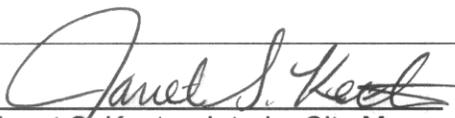
BACKGROUND INFORMATION: On April 21, 2004, the City Council held a Public Hearing to consider an appeal filed by GREM regarding the Planning Commission's denial of a Use Permit and Variance in order to construct an electronic display sign on Beckman Road. During the public hearing, the applicant's representative suggested that they would consider several concessions in order to make the request more palatable to the community. Among the items offered was the consolidation of all freeway oriented signs that exist now and could exist for future dealerships owned by the Geweke family. It was explained to the council that in order to grant the variance request, the appropriate hardship finding was still necessary. However, State law does provide an alternative method of considering development requests via a Development Agreement. The Council directed staff to negotiate such an agreement and continued the two requests until that agreement could be returned for Council action.

FUNDING: None



Kohradt Bartlam
Community Development Director

KB/lw

APPROVED: 
Janet S. Keeter, Interim City Manager

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, November 17, 2004, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) a development agreement between the City of Lodi and GFLIP III, L.P., relating to the development known as Electronic Display Sign to be located at 1251 South Beckman Road, Lodi.

Information regarding this item may be obtained in the office of the Community Development Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, 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 to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:
Susan J. Blackston
City Clerk

Dated: November 4, 2004

Approved as to form:
D. Stephen Schwabauer
City Attorney

November 6, 2004

- 7265



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 17, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 17, 2004**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) a development agreement between the City of Lodi and GFLIP III, L.P., relating to the development known as Electronic Display Sign to be located at 1251 South Beckman Road, Lodi.

Information regarding this item may be obtained in the office of the Community Development Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, 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 to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in black ink, appearing to read "Susan J. Blackston".

Susan J. Blackston
City Clerk

Dated: November 4, 2004

Approved as to form:

A handwritten signature in black ink, appearing to read "D. Stephen Schwabauer".

D. Stephen Schwabauer
City Attorney



**Please immediately confirm receipt
of this fax by calling 333-6702**

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: SET PUBLIC HEARING FOR NOVEMBER 17, 2004, TO CONSIDER A
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LODI AND GFLIP III,
L.P., RELATING TO THE DEVELOPMENT KNOWN AS ELECTRONIC DISPLAY
SIGN TO BE LOCATED AT 1251 SOUTH BECKMAN ROAD, LODI**

LEGAL AD

PUBLISH DATE: SATURDAY NOVEMBER 6, 2004

TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO: SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, NOVEMBER 4, 2004

ORDERED BY: 
KARI J. CHADWICK
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

SEND PROOF OF ADVERTISEMENT. THANK YOU!!

LNS Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) ___ Jac ___ KJC ___ Jen (initials)



DECLARATION OF POSTING

SET PUBLIC HEARING FOR NOVEMBER 17, 2004, TO CONSIDER A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LODI AND GFLIP III, L.P., RELATING TO THE DEVELOPMENT KNOWN AS ELECTRONIC DISPLAY SIGN TO BE LOCATED AT 1251 SOUTH BECKMAN ROAD, LODI

On Friday, November 5, 2004, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider a development agreement between the City of Lodi and GFLIP III, L.P., relating to the development known as Electronic Display Sign to be located at 1251 South Beckman Road, Lodi (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 5, 2004, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor, CMC
Deputy City Clerk


Kari J. Chadwick
Administrative Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



DECLARATION OF MAILING

SET PUBLIC HEARING FOR NOVEMBER 17, 2004, TO CONSIDER A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LODI AND GFLIP III, L.P., RELATING TO THE DEVELOPMENT KNOWN AS ELECTRONIC DISPLAY SIGN TO BE LOCATED AT 1251 SOUTH BECKMAN ROAD, LODI

On November 5, 2004, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a notice to set public hearing for November 17, 2004, to consider a development agreement between the City of Lodi and GFLIP III, L.P., relating to the development known as Electronic Display Sign to be located at 1251 South Beckman Road, Lodi, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 4, 2004, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK



KARI J. CHADWICK
ADMINISTRATIVE CLERK

Mailing list for: ^{agreement} agreement between the City of Lodi +
GFLIP III, L.P., relating to the development known as
Electronic Display Sign to be located @ 1251 S. Beckman Rd.,
Lodi

APN;OWNER;ADDRESS;CITY;STATE;ZIP;SITUSNUM;SITUSDIR;SITUSSTNAME;SITUSTYP
E

1. 04925057;MCDONALDS CORPORATION ;4502 GEORGETOWN PL #202
;STOCKTON ;CA;95207;841;E ;KETTLEMAN ;LN
2. 04728022;GFLIP III LIMITED PARTNERS ET;PO BOX
1210;LODI;CA;95241;1045;S;CHEROKEE;
3. 04741045;SCHMIERER, JIMMY & BILLIE JO;2300 W LODI
AVE;LODI;CA;95242;1130;S;WOODROW;ST
4. 04925059;FREDAN PROPERTIES LLC;1300 W LODI AVE SUITE
K;LODI;CA;95242;0;;;
5. 04925060;SINGH, BALKAR & RAVINDER K;1111 E KETTLEMAN
LN;LODI;CA;95240;0;;;
6. 04925072;G FLIP III LP;920 S CHEROKEE LN;LODI;CA;95240;0;;;