AGENDA ITEM E-12

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for April 4, 2007, to consider approval of the following items:

a) Approve the Negative Declaration 06-03 for the General Plan Amendment and change in Zoning for the Gini Project (expansion of auto-related businesses); and Approve the Negative Declaration 06-04 for the General Plan Amendment and change in Zoning for the Lodi Memorial Hospital Project (new south wing addition and other related facilities).

b) Amend the General Plan designation for 1333 and 1325 South Central Avenue from Eastside Residential to General Commercial (Gini Project) and for 1201, 1139, 1133, 1127, 1121, and 1115 W. Cardinal Street from Low Density Residential to Office (Lodi Memorial Hospital Project).

c) Rezone 1333 and 1325 S. Central Ave. from RE-1, Single Family Residential Eastside to C-2, General Commercial (Gini Project).

d) Rezone 1201, 1139, 1133, 1127, 1121, and 1115 West Cardinal Street from Low Density Residential to Office; and Approve Development Plan (Lodi Memorial Hospital Project)

MEETING DATE: March 21, 2007

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a public hearing for April 4, 2007, to consider and approve the Planning Commission's recommendation of approval of Negative Declarations 06-03 and 06-04, amend the General Plan and change Zoning designations for subject properties.

BACKGROUND INFORMATION: At the Planning Commission Meeting of February 14, 2007 the Commission considered a request for a General Plan Amendment and Rezone by Mr. Kenneth J. Gini for two properties he owns near the intersection of Central Avenue and Kettleman Lane. After extensive public comment, the Planning Commission voted 5 to 0 (Commissioners Heinitz & White were absent) to recommend that the City Council adopt a Negative Declaration, approve General Plan Amendment and Zoning change.

At the Planning Commission Meeting of February 28, 2007 the Commission considered a request by Lodi Memorial Hospital to amend the General Plan designation and to change Zoning designations for the hospital. After public input, the Planning Commission voted 5 to 0 (Commissioner White was absent and Kiser had to recuse himself due to conflict of interest) to recommend that the City Council adopt a Negative Declaration, approve General Plan Amendment and Zoning change

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APPROVED: _____
Blair King, City Manager

State law allows only four General Plan Amendments a year. Since these two projects are similar in nature and involve requests to change General Plan designation, staff has combined them as one. Each individual request to change their respective Zoning designation would then be considered.

FISCAL IMPACT: N/A

FUNDING AVAILABLE: N/A

Randy Hatch
Community Development Director

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: **PUBLIC HEARING TO CONSIDER APPROVAL OF THE GINI AND LODI MEMORIAL HOSPITAL PROJECTS**

PUBLISH DATE: **SATURDAY, MARCH 24, 2007**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

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

DATED: THURSDAY, MARCH 22, 2007

ORDERED BY:
RANDI JOHL
CITY CLERK

Jennifer M. Perrin

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

DANA CHAPMAN
ADMINISTRATIVE CLERK

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

LNS Faxed to the Sentinel at 369-1084 at 3:30pm (time) on 3/22/07 (date) 2 (pages)
Phoned to confirm receipt of all pages at _____(time) ___JLT ___DRC ___JMP (initials)

DECLARATION OF POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF THE GINI AND LODI MEMORIAL HOSPITAL PROJECTS

On Friday, March 23, 2007, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider approval of the Gini and Lodi Memorial Hospital Projects (attached and marked as Exhibit A) was posted at the following 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 March 23, 2007, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

DECLARATION OF MAILING

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF THE GINI AND LODI MEMORIAL HOSPITAL PROJECTS

On March 23, 2007, 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 of Public Hearing to consider approval of the Gini and Lodi Memorial Hospital Projects, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

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 March 23, 2007, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI

Jennifer M. Perrin

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: April 4, 2007
Time: 7:00 p.m.

For information regarding this notice please contact:
Randi Johl
City Clerk
Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 4, 2007**, 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 approval of the following items:

a) Approve Negative Declaration 06-03 for the General Plan amendment and change in zoning for the Gini Project (expansion of auto-related businesses) and approve Negative Declaration 06-04 for the General Plan amendment and change in zoning for the Lodi Memorial Hospital Project (new south wing addition and other related facilities)

b) Amend the General Plan designation for 1333 and 1325 South Central Avenue from Eastside Residential to General Commercial (Gini Project) and for 1201, 1139, 1133, 1127, 1121, and 1115 West Cardinal Street from Low Density Residential to Office (Lodi Memorial Hospital Project)

c) Rezone 1333 and 1325 South Central Avenue from RE-1, Single Family Residential Eastside, to C-2, General Commercial (Gini Project)

d) Rezone 1201, 1139, 1133, 1127, 1121, and 1115 West Cardinal Street from Low Density Residential to Office and approve Development Plan (Lodi Memorial Hospital Project)

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, 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 close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: **March 21, 2007**

Approved as to form:

D. Stephen Schwabauer
City Attorney

EXHIBIT B

Lodi Memorial

APN	OWNER	ADDRESS	CITY	STATE	ZIP
03104002	LODI UNIFIED, SCHOOL DIST				00000
03106010	BURGOS, ALBERT E	1321 PARK ST	LODI	CA	95242
03106011	SCOGGINS, DANIEL B	1315 W PARK ST	LODI	CA	95240
03106012	BECERRA, ESAUL & MARIA	1309 W PARK ST	LODI	CA	95240
03106013	CROSS, GREGORY B & NANCY A	750 LOUIE AVE	LODI	CA	95240
03106014	SIEGLOCK, JACK A & BRENDA LEE	1702 TIMBERLAKE CIR	LODI	CA	95242
03106015	MUHLBEIER, TIMOTHY F & KATHRYN	4279 SCOTTSDALE RD	LODI	CA	95240
03106016	TAMURA, KAY YOSHIE	1308 PARK ST	LODI	CA	95240
03106017	WOODRUFF, TERRY R & CINDY A	9043 HILDRETH LN	STOCKTON	CA	95212
03106018	METTLER, KEITH H & J	1314 PARK ST	LODI	CA	95242
03106019	JAMES, BRIAN J & MELISSA A	1315 CARDINAL ST	LODI	CA	95242
03106020	LINN, THOMAS W	1320 W PARK ST	LODI	CA	95240
03106021	SHUMAN, STEVE M	1321 CARDINAL ST	LODI	CA	95242
03107037	LODI MEMORIAL HOSPITAL ASSN	PO BOX 3004	LODI	CA	95241
03107040	LODI MEMORIAL HOSPITAL ASSN	PO BOX 3004	LODI	CA	95241
03107044	LODI MEMORIAL HOSPITAL ASSN	6653 EMBARCADERO DR STE M	STOCKTON	CA	95219
03107045	LODI MEMORIAL HOSPITAL ASSN	6653 EMBARCADERO DR #M	STOCKTON	CA	95219
03107046	LODI MEMORIAL HOSPITAL ASSN	1121 W VINE ST #16	LODI	CA	95240
03108001	PERINE, BARBARA J	1122 S HAM LN	LODI	CA	95240
03108002	LODI MEMORIAL HOSPITAL	975 S FAIRMONT AVE	LODI	CA	95240
03108003	LODI MEMORIAL HOSPITAL ASSN IN	PO BOX 3004	LODI	CA	95241
03108004	LODI MEMORIAL HOSPITAL ASSN IN	975 S FAIRMONT AVE	LODI	CA	95240
03108005	LODI MEMORIAL HOSPITAL	975 S FAIRMONT AVE	LODI	CA	95240
03108006	LODI	PO BOX 3004	LODI	CA	95241

	MEMORIAL, HOSPITAL ASSN				
03108007	LODI MEMORIAL, HOSPITAL ASSN	CALL BOX 3004	LODI	CA	95241
03108008	BOHNET, ROSE B	1109 CARDINAL ST	LODI	CA	95240
03108009	LODI MEMORIAL HOSPITAL ASSN	CALL BOX 3004	LODI	CA	95241
03108010	THOMPSON, MELVIN & CAROL TR	3360 OFFERDAHL RD	CHEWELAH	WA	99109
03108011	KOYAMA, ASA & SHIGEKO	23090 N KENEFICK RD	ACAMPO	CA	95220
03108012	HANNAH, JEAN PAUL & SHELLI K	1126 GLENHURST DR	LODI	CA	95240
03108013	LOY, MILTON H & BETTY L TR	1127 S FAIRMONT AVE	LODI	CA	95240
03108014	PENA, MARIA A ETAL	1132 GLENHURST DR	LODI	CA	95240
03108040	COOK, LYLE & LA VERA	1127 GLENHURST DR	LODI	CA	95240
03108041	GAIL, JOHN R TR ETAL	1456 ARUNDEL CT	LODI	CA	95242
03108042	GEARHART, LOWELL D & LORRAINE	1121 GLENHURST DR	LODI	CA	95240
03108043	BRUHN, ERVIN M TR	1120 S SUNSET DR	LODI	CA	95240
03108044	TSUTAOKA, JANET K	1115 GLENHURST DR	LODI	CA	95240
03108045	PORTER, ROBERT J & DARLENE F	5900 STARBOARD DR	BYRON	CA	94514
03108046	GARCIA, MARGARITA	1210 CARDINAL ST	LODI	CA	95240
03108047	BRODEHL, ARLO H	815 WOODROW ST	LODI	CA	95240
03108048	BARRIGA, DANIEL & VICTORIA	1127 S SUNSET DR	LODI	CA	95240
03111001	PRIDMORE, ALOHA R TRUSTEE	1110 W PINE ST	LODI	CA	95240
03111002	PRIDMORE, ALOHA R TRUSTEE	1110 W PINE ST	LODI	CA	95240
03111009	GUENTHER, ROLAND E & LA VERA T	1000 CARDINAL ST	LODI	CA	95240
03112001	CANEPA, CAROL J TR	131 S ORANGE AVE	LODI	CA	95240
03112002	THORNESBERRY, CARLYNE J TR	1000 YORK ST	LODI	CA	95240
03112003	WILCOX, JANET	1007 S	LODI	CA	95240

	A TR	ORANGE AVE			
03112004	MOSO, JOHN A TR	1013 S ORANGE AVE	LODI	CA	95240
03112005	MERCURIO, PAT & DIANA TR	1019 S ORANGE AVE	LODI	CA	95240
03112007	BORGES, STEVEN & GWEN	1025 S ORANGE AVE	LODI	CA	95240
03112008	MCMILLEN, CHARLIE TRUSTEE	930 W PARK ST	LODI	CA	95240
03112024	FERVIA, JOHN JR & LORRAINE M T	22027 SW 107TH AVE	TUALATIN	OR	97062
03112025	KNOEFLER, LUCY C	1007 W CARDINAL ST	LODI	CA	95240
03112026	LINN, JOHN S & SHARON G	1011 CARDINAL ST	LODI	CA	95240
03112027	WEAVER, JOAN C	1031 W CARDINAL ST	LODI	CA	95240
03112032	CANEPA, CAROL J TR	131 S ORANGE AVE	LODI	CA	95240
03112033	CANEPA, CAROL J TR	131 S ORANGE AVE	LODI	CA	95240
03112034	CANEPA, CAROL J TR	131 S ORANGE AVE	LODI	CA	95240
03112054	NEAL, DAVID A & BETH A TR	455 W TURNER RD	LODI	CA	95242
03112055	SOROUR FAMILY LLC	1343 RIVERGATE DR	LODI	CA	95240
03112056	SOROUR FAMILY LLC	1343 RIVERGATE DR	LODI	CA	95240
03113004	900 S FAIRMONT, BUILDING PTP	900 S FAIRMONT AVE	LODI	CA	95240
03113005	ANGOCO, JOHNNY C & DEBORAH MAR	930 W VINE ST	LODI	CA	95240
03113020	O SHEA, TIMOTHY JOE	931 WINDSOR DR	LODI	CA	95240
03113023	KRAUSE, MARY A	1000 W WINDSOR DR	LODI	CA	95240
03113024	WELCH, JOHN ALBERT TR	930 WINDSOR DR	LODI	CA	95246
03113039	JORDAN, JOSEPH T & FLORENCE E	931 YORK ST	LODI	CA	95240
03113040	FAIRMONT HEALTH REALTY HOLDING	PO BOX 160488	ALTAMONTE SPRGS	FL	32716
03113041	WILLIAMS, GEORGE & BETTY TR ET	1607 SCARSBOROUGH DR	LODI	CA	95240
03113042	900 S FAIRMONT BUILDING PTP	900 S FAIRMONT AVE	LODI	CA	95240
03113043	MCKENZIE,	851 TILDEN	LODI	CA	95242

	THOMAS P & MARGARET	DR			
03113044	CAREY, NANCY J TR	2507 ALDER GLEN DR	LODI	CA	95242
03304011	FILLPPINI, DELMO R TR	833 S HAM LN	LODI	CA	95242
03304012	PUERTA, JULIO E	839 S HAM LN	LODI	CA	95242
03304013	MITCHELL, LEA TR	845 S HAM LN	LODI	CA	95242
03307123	KHAN, YOUSAF ETAL	838 CORTEZ WAY	LODI	CA	95242
03307124	SCANNAVINO, GARY & LEANNE TR E	5463 CHEROKEE RD	STOCKTON	CA	95215
03307125	TRIOLO, RUSSELL & HELEN G TR	1827 EDGEWOOD DR	LODI	CA	95240
03308021	HAYES INVESTMENTS	1217 W TOKAY ST SUITE #D	LODI	CA	95240
03308045	FORTIER, JANET M TR	120 S ORANGE AVE	LODI	CA	95240
03315042	SCHMIDT, DAGOBERT & MAGDALENE	825 S ORANGE AVE	LODI	CA	95240
03315044	WESTGATE, JAMES A & D M	628 WILLOW GLEN DR	LODI	CA	95240
03315049	ROSENAU, LELAND A & D ARLENE R	15625 N DAVIS RD	LODI	CA	95242
03315050	PANAGOPOULOS, JIM & DEBRA	1920 APRICOT WAY	BRENTWOOD	CA	94513
03331025	BRECKENRIDGE, C R & S TR ETAL	845 S FAIRMONT #1	LODI	CA	95240

Gini

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS ADDRESS
04726022	SCOTT, ANTONIA M	1301 S CENTRAL AVE	LODI	CA	95240	
04726023	GONZALEZ, MIGUEL & MARIA	1305 S CENTRAL AVE	LODI	CA	95240	
04726024	MCPHERSON, VIOLET R TR	350 ACACIA ST	LODI	CA	95240	
04726025	REICH, GLENN C & BETTE J TR	801 S CHURCH ST	LODI	CA	95240	Resident 348 ACACIA ST. Lodi, CA 95240
04726027	KADIR, ABDUL & C ETAL	318 ACACIA ST	LODI	CA	95240	
04726028	LOPEZ, RAMON & VERONICA	322 E ACACIA ST	LODI	CA	95240	
04726029	KOLB, LESLIE R & C M	303 ACACIA ST	LODI	CA	95240	Resident 320 ACACIA ST. Lodi, CA 95240
04726035	REICH, GLENN C & BETTE J TR	801 S CHURCH ST	LODI	CA	95240	
04727005	KHAN, YAQUB ETAL	224 ACACIA ST	LODI	CA	95240	Resident 1321 S. CENTRAL AVE. Lodi, CA 95240
04727006	KHAN, KAUSAR	1319 S CENTRAL AVE	LODI	CA	95240	
04727007	KHAN, QIAS	1319 S CENTRAL AVE	LODI	CA	95240	
04727010	B V K INVESTMENT CO	5405 N PERSHING AVE SUITE C-1	STOCKTON	CA	95207	Resident 1323 S. CENTRAL AVE. Lodi, CA 95240
04727011	GINI, KENNETH J TR ETAL	325 E KETTLEMAN LN	LODI	CA	95240	Resident 1325 S. CENTRAL AVE Lodi, CA 95240
04727012	GINI, KENNETH J TR ETAL	10899 E WOODBRIDGE RD	ACAMPO	CA	95220	Resident 1333 S. CENTRAL AVE. Lodi, CA 95240
04727013	ADAMEK, DON & JUDIE	80155 GALLATIN RD	BOZEMAN	MT	59715	Resident 1341 S. CENTRAL AVE. Lodi, CA 95240
04727014	GINI, KENNETH J & KARRIE M TR	10899 E WOODBRIDGE RD	ACAMPO	CA	95220	Resident 335 E. KETTLEMAN LN. Lodi, CA 95240
04727015	GINI, KENNETH J & KARRIE M TR	10899 E WOODBRIDGE RD	ACAMPO	CA	95220	Resident 331 E. KETTLEMAN LN. Lodi, CA 95240
04727016	MARCHICK, ALAN H & J TRS	3832 N MONITOR CIR	STOCKTON	CA	95219	Resident 325 E. KETTLEMAN LN. Lodi, CA 95240

04727017	PIETROS'S PIZZA PARLORS INC	317 E KETTLEMAN LN	LODI	CA	95240	Resident 321 E. KETTLEMAN LN. Lodi, CA 95240
04727018	PIETRO'S PIZZA PARLORS INC	317 E KETTLEMAN	LODI	CA	95240	
04727028	KHAN, AYUB & HUSSAN A TR	157 MULBERRY CIR	LODI	CA	95240	Resident 1321 S. CENTRAL AVE. Lodi, CA 95240
04727029	DELIMA, KEN & BEVERLY TR	1848 VIA HERMANA	SAN LORENZO	CA	94580	Resident 1317 S. CENTRAL AVE Lodi, CA 95240
04727032	GIBSON, MICHAEL	1316 S WASHINGTON ST	LODI	CA	95240	
04727033	MIRANDA, DAVID & AMY	416 EDEN ST	LODI	CA	95240	Resident 1318 S. WASHINGTON ST. Lodi, CA 95240
04728001	NO CAL CONF 7TH DAY ADVENTISTS	1230 S CENTRAL AVE	LODI	CA	95240	
06206007	MID CAL PROPERTIES LLC	3200 BAYSHORE RD UNIT 3	BENICIA	CA	94510	Resident 326 E. KETTLEMAN LN. Lodi, CA 95240
06206010	JOHN & VARENE TERESI FAMILY LP	PO BOX 819	LODI	CA	95241	Resident 350 E. KETTLEMAN LN. Lodi, CA 95240
06206052	TAYLOR, JOSEPH A & MERALYNNE T	1912 E METTLER RD	LODI	CA	95242	Resident 330 E. KETTLEMAN LN. Lodi, CA 95240
06206053	TAYLOR, JOSEPH A & MERALYNNE J	1912 E METTLER RD	LODI	CA	95242	Resident 332 E. KETTLEMAN LN. Lodi, CA 95240