

ORDINANCE NO. 822

AN ORDINANCE OF THE CITY OF RIPON REZONING
CERTAIN REAL PROPERTY IN THE CITY OF RIPON

WHEREAS, certain real properties located within the North Pointe Specific Plan area boundaries have been previously annexed to the City of Ripon; and

WHEREAS, the City has previously changed the General Plan land use designations of the properties within the North Pointe Specific Plan area to comply with the North Pointe Specific Plan Land Use Plan; and

WHEREAS, the City Council is desirous of amending the zoning classification of the properties within the North Pointe Specific Plan area to conform with the North Pointe Specific Plan Land Use Plan; and

WHEREAS, on June 30, 2015, the Ripon City Council conducted a public hearing, at which time the City Council approved the proposed changes to the General Plan and zoning designations of the properties; and

WHEREAS, the City Council, after conducting appropriate environmental analysis pursuant to CEQA, and after conducting duly noticed meetings and hearings, desires to amend the zoning classifications of the property as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Ripon as follows:

Section 1: The City of Ripon hereby amends the Zoning Map of The City of Ripon as follows:

APN	Current Zoning Classification	New Zoning Classification
245-340-11	C2 – Regional Commercial	C5-Commercial Recreation
245-340-16	PO – Professional Office	R3 – Limited Multiple Family Residential
Portion of 245-340-22	MU – Mixed Use	R4U – Multiple Family Residential Urban
Portion of 245-340-22	MU – Mixed Use	R3 – Limited Multiple Family Residential
261-030-30	MU – Mixed Use	PO – Professional Office
Portion of 261-020-03	MU – Mixed Use	R3 – Limited Multiple Family Residential
261-040-02	MU – Mixed Use	R3 – Limited Multiple Family Residential
261-650-24	MU – Mixed Use	R3 – Limited Multiple Family Residential
261-340-24	C4 – Highway Service	MU – Mixed Use
245-340-28	C4 – Highway Service	MU – Mixed Use
245-340-26	C4 – Highway Service	MU – Mixed Use
245-340-25	C4 – Highway Service	MU – Mixed Use
245-340-18	C4 – Highway Service	MU – Mixed Use
245-340-19	C4 – Highway Service	MU – Mixed Use
245-340-20	C4 – Highway Service	MU – Mixed Use
245-340-21	C4 – Highway Service	MU – Mixed Use
Portion of 245-340-14	MU – Mixed Use	C1 – Neighborhood Commercial
Portion of 245-340-15	MU – Mixed Use	C1 – Neighborhood Commercial
Portion of 245-340-39	MU – Mixed Use	R4U – Multiple Family Residential Urban
Portion of 245-340-39	MU – Mixed Use	PS – Public-Semipublic
Portion of 245-340-39	MU – Mixed Use	C2 – Community Commercial
Portion of 245-340-40	MU – Mixed Use	PS – Public-Semipublic
Portion of 245-340-40	MU – Mixed Use	R4U – Multiple Family Residential Urban
Portion of 245-340-44	MU – Mixed Use	C2 – Community Commercial

APN	Current Zoning Classification	New Zoning Classification
Portion of 245-340-44	MU – Mixed Use	R4U – Multiple Family Residential Urban
Portion of 245-340-44	MU – Mixed Use	PS – Public-Semipublic
245-340-45	MU – Mixed Use	R4U – Multiple Family Residential Urban
Portion of 245-340-43	MU – Mixed Use	C2 – Community Commercial
Portion of 245-340-43	MU – Mixed Use	R4U – Multiple Family Residential Urban

As more particularly set forth on the map attached hereto as Exhibit “A”.

Section 2: All ordinances or parts of ordinances in conflict herewith and hereby expressly repealed.

Section 3: This Ordinance shall become effective thirty days from and after the date of its final passage and adoption and shall be published at least once within fifteen days prior to its effective date in the Ripon Record, the official newspaper of The City of Ripon.

PASSED AND ADOPTED at a regular meeting of the City Council of The City of Ripon this 11th day of August, 2015, by the following vote:

AYES: Restuccia, Winchell, Parks, Uecker, Zuber

NOES: None

ABSENT: None

ABSTAINING: None

THE CITY OF RIPON
A Municipal Corporation

By: 
LEO ZUBER, Mayor

ATTEST:

By: 
LISA ROOS, City Clerk