

ORDINANCE NO. 829

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

WHEREAS, certain real properties located at 1705 N. Jack Tone Road (Assessor's Parcel Number 228-110-06) has been previously annexed to the City of Ripon; and

WHEREAS, the City has previously changed the General Plan land use designation of a portion of the property from RC (regional commercial) to VHD (very high density residential); and

WHEREAS, the City Council is desirous of amending the zoning classification of a portion of the property from C2R (regional commercial) to R4U (multiple family residential urban); and

WHEREAS, on October 13, 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 a portion of the property; 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 classification of a portion 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
A 3 ½ acre portion of 228-110-06	All C2R (regional commercial)	A 3 ½ acre portion to R4U (multiple family residential urban) and the remainder to stay C2R (regional commercial)

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Section 2: All ordinances or parts of ordinances in conflict herewith and hereby expressly repealed.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 8th day of December, 2015, by the following vote:

AYES:	Zuber, Restuccia, Parks, Uecker, Winchell
NOES:	None
ABSENT:	None
ABSTAINING:	None

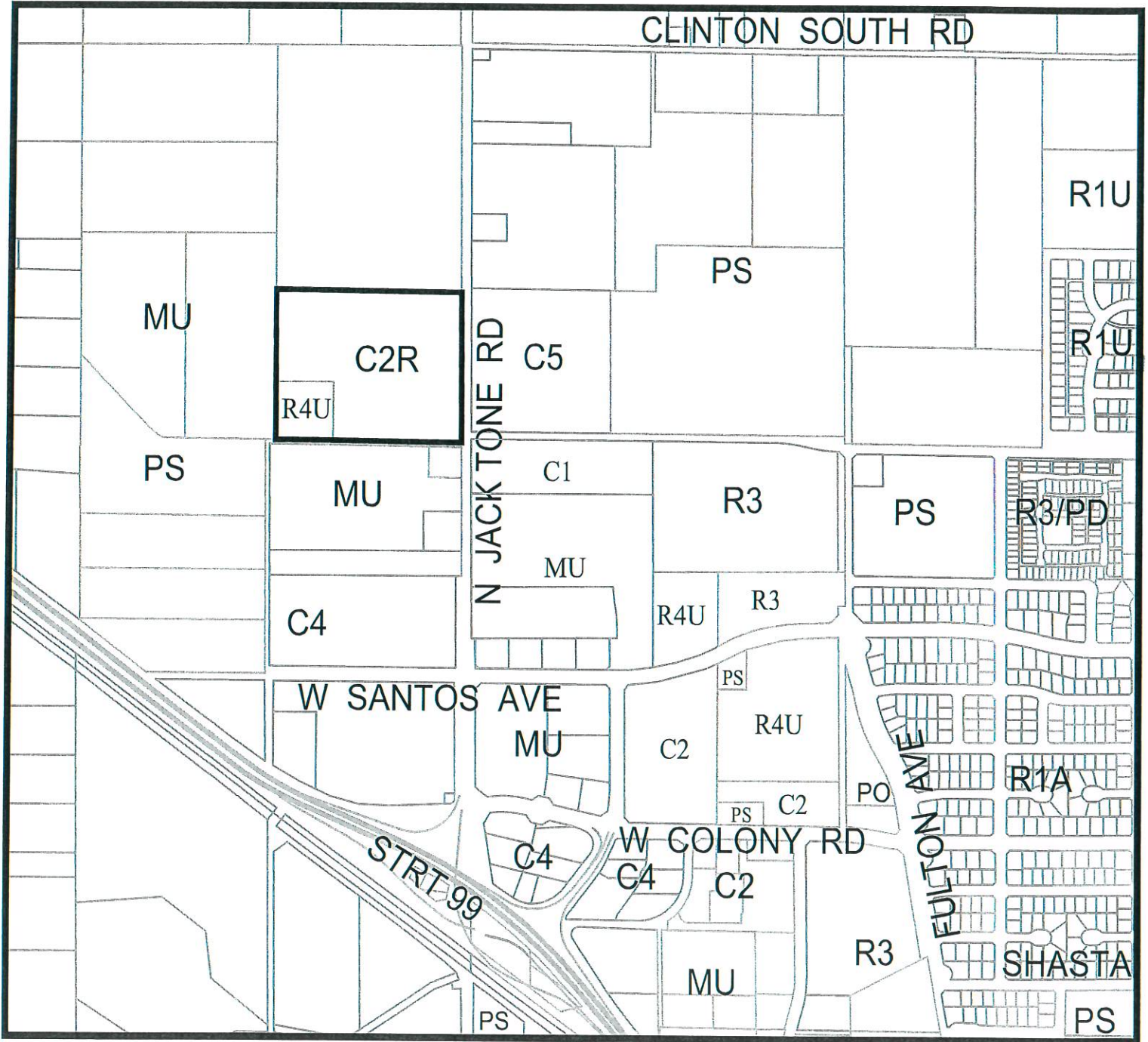
THE CITY OF RIPON
A Municipal Corporation

By: 
JAKE PARKS, Mayor

ATTEST:

By: 
LISA ROOS, City Clerk

Exhibit A



Proposed Zoning Map