

ORDINANCE NO. 922

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
RIPON REZONING CERTAIN REAL PROPERTIES LOCATED
AT 552 N. WILMA AVENUE (APN 259-660-35) AND 456
MAPLE AVENUE (APN 259-040-02) IN THE CITY OF RIPON

WHEREAS, certain real properties located at 552 N. Wilma Avenue (Assessor's Parcel Number 259-660-35) and 456 Maple Avenue (Assessor's Parcel Number 259-040-02) has been previously annexed to the City of Ripon; and

WHEREAS, the City has previously changed the General Plan land use designation of the properties from LD (Low Density Residential) and HLD (High Low Density Residential) to S-HS (High School); and

WHEREAS, the City Council is desirous of amending the zoning classification of the properties from R1 (single family residential) and R1UC (single family residential urban core) to PS (Public-Semipublic).

WHEREAS, on July 11, 2023, 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 properties 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 Zone Clarification	New Zoning Clarification
259-660-35	Single Family Residential (R1)	Public-Semipublic (PS)
259-040-02	Single Family Residential Urban Core (R1UC)	Public-Semipublic (PS)

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

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have passed the ordinance codified in this Chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this Chapter would be subsequently declared invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE AND PUBLICATION. This ordinance shall go into effect 30 days after its adoption and a summary of this ordinance shall be published five (5) days prior to and within fifteen (15) days following its adoption in the Manteca Bulletin, the official paper 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 August, 2023, by the following vote:

RESULT: ADOPTED [UNANIMOUS]

MOVER: Gary Barton, Council Member

SECONDER: Leo Zuber, Vice Mayor

AYES: Restuccia, Zuber, de Graaf, Barton, Uecker

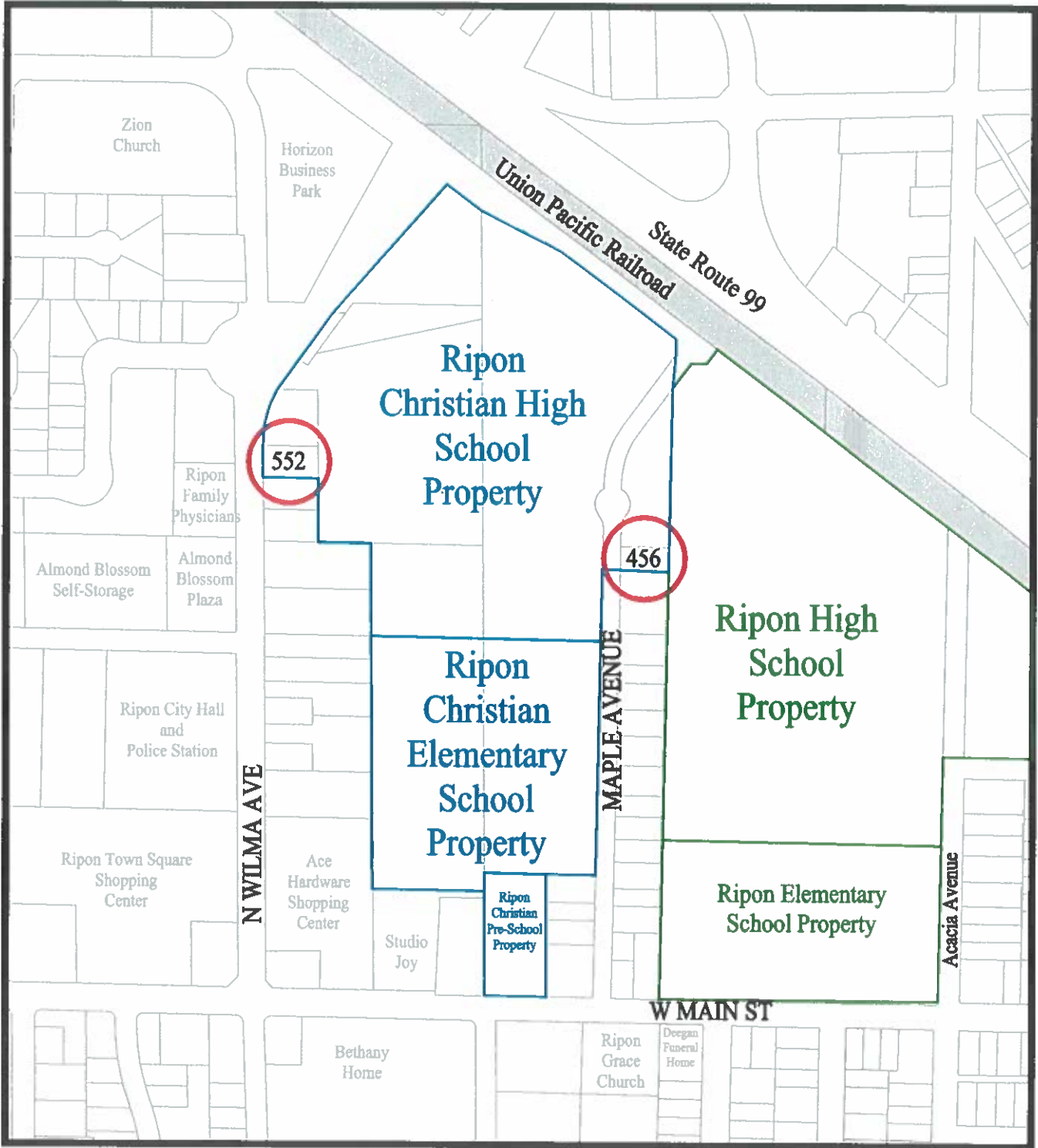
**THE CITY OF RIPON,
A Municipal Corporation**

By 
MICHAEL RESTUCCIA, Mayor

ATTEST:

By: 
LISA ROOS, City Clerk

Exhibit "A"



Current Zoning Designation

Proposed Zoning Designation

456 Maple Avenue

R1UC

PS

552 N. Wilma Avenue

R1

PS