

ORDINANCE NO. 1596

AN ORDINANCE OF THE CITY OF WALNUT CREEK PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE CITY OF WALNUT CREEK FROM LAND USE DISTRICT D-3 (DUPLIX RESIDENTIAL) TO A CLASSIFICATION OF M-3 (MULTIPLE FAMILY RESIDENTIAL) AND ADDING AN OVERLAY ZONE TO REDUCE THE PARKING REQUIREMENT BY ONE SPACE AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY (OVERLAY ZONE 15) (REZONING APPLICATION NO. 8520-A - WEBER AND WASKO)

The City Council of the City of Walnut Creek hereby ordains as follows:

Section 1. The real property described in Exhibit A, attached hereto and incorporated herein be reference, is hereby rezoned from land use district D-3 (Duplex Residential) to M-3 (Multiple Family Residential) and O-15 (Overlay Zone). The term of the O-15 zone is that one fewer parking space shall be allowed on the property than required by the requirements of the M-3 Zone. All other provisions of the Walnut Creek Municipal Code shall be applicable to the property, and the Municipal Code is hereby amended accordingly

Section 2. The Community Development Director is hereby authorized to amend the zoning map of the Walnut Creek Municipal Code accordingly.

Section 3. This ordinance shall become effective thirty (30) days after its final passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 15th day of May, 1984, by the following called vote:

AYES: Councilmembers: Lucas, Hall, Kovar, Hildebrand,  
Mayor Murray  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

  
\_\_\_\_\_  
Mayor of the City of Walnut Creek

ATTEST:

  
\_\_\_\_\_  
City Clerk of the City of Walnut Creek

I HEREBY CERTIFY that the foregoing ordinance was duly and regularly passed and adopted by the City Council of the City of Walnut Creek, County of Contra Costa, State of California, at a regular meeting thereof held on the 15th day of May, 1984.

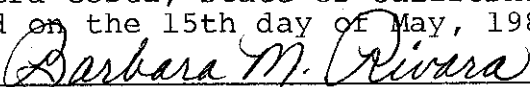
  
\_\_\_\_\_  
City Clerk of the City of Walnut Creek

EXHIBIT "A"

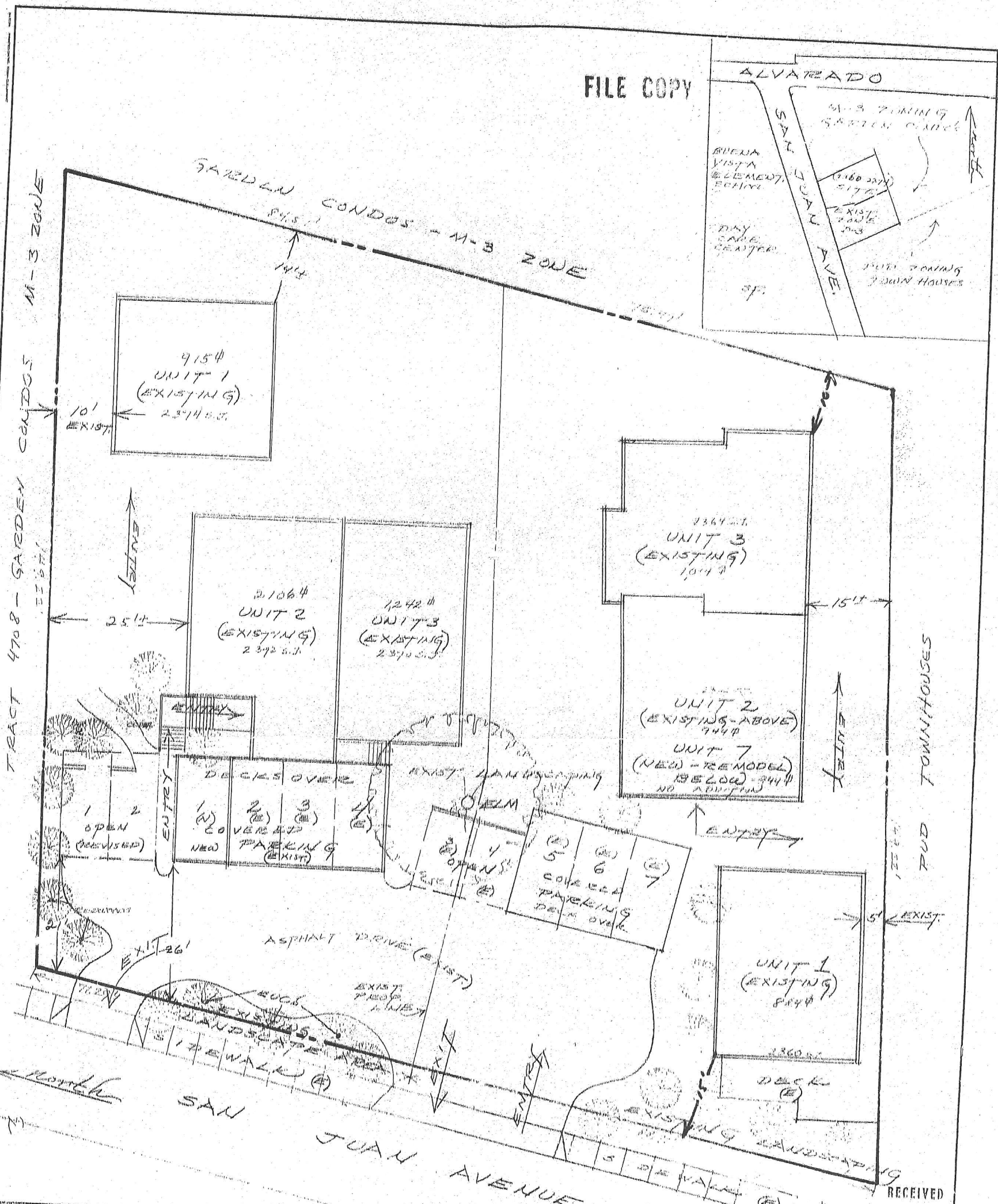
Portion of Lot 13, as shown on the map of MacDonough Subdivision, filed on July 15, 1912 in Map Book 7, at page 172, Records of Contra Costa County, described as follows:

Beginning on the center line of Orchard Avenue, now known as San Juan Avenue, at the most Southerly corner of said Lot 13 (7M 172); thence from said point of beginning North 18° 16' 00" West, along said center line, 160 feet; thence South 18° 16' 00" East, 160 feet to South line of said Lot 13 (7M 172); thence South 58° 46' 45" West, 180 feet to the point of beginning.

Excepting interest conveyed to Contra Costa County by Deed from Charles C. Thomson, et al, dated December 21, 1940, and recorded September 24, 1941, in Book 624, of Official Records, at page 198, for use as a public highway.

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ALVARADO



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1  
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6

MARK LARWOOD COMPANY  
354-6333

\* 7 DWELLING UNITS (1 NEW) (6 EXISTING)  
for concurrent condo conversion.  
11 Parking Spaces (7 COVERED) (4 OPEN)  
(1 NEW) (2 REVISED)

**PROPOSED REZONING 8 (REVISED)**  
D-3 TO M-3 + OVERLAY ZONE  
for 11 PARKING SPACES & MIN. 5' SIDEYARD  
WHERE IT EXISTS IN D-3.

TWO PARCELS COMBINED			
NET LOT AREA	23,877 sq ft		
1/2 STREET AREA	4,500 sq ft		
GROSS FLOOR AREA	28,151 sq ft *		
25,410 sq ft REQ. FOR 7 UNITS			
CONVERSION REQUIREMENTS			
ALL M-3	7 COVERED 5 OPEN = 12	11	**
M-3 + D-3	7 COVERED 5 OPEN = 10	11	**
(2370-74) (0.360 ac)			** OVERLAP REQUEST

**SAN JUAN AVENUE (2360-2374) CONDO & PARKING STUDY** December 1982

Robert E. Giddens & Associates, 685 PINE CREEK ROAD, WALNUT CREEK, CA 94598

W.D. # 85-20

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