

ORDINANCE NO. 1357

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE CITY OF WALNUT CREEK BY ADDING AN OVERLAY ZONE TO THE WESTERN PORTION OF THE EXISTING E-R-200 DISTRICT (ADMINISTRATIVE, PROFESSIONAL, RESEARCH) AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY (~~OVERLAY ZONE 1~~ - REZONING PROPOSAL NO. 767)

The Council of the City of Walnut Creek does ordain as follows:

Section 1. The real property shown on the map marked Exhibit A, attached hereto and made a part hereof, is hereby rezoned by adding an Overlay Zone to the western portion of the existing E-R-200 District (Administrative, Professional, Research), subject to all provisions of the Walnut Creek Municipal Code and subject to the following conditions, and the Municipal Code is hereby amended accordingly:

1. The minimum lot size within this area shall be 180,000 square feet.
2. No building shall be located within 80 feet of the western line of the real property; and, furthermore, this setback shall be increased four (4) feet for each one (1) foot that the building exceeds 25 feet in height.
3. There shall be a landscaped buffer, with a minimum width of 20 feet, and a six(6) foot high masonry or solid wood fence established along the common westerly boundary of this district. Such buffer and fence shall be installed concurrently with development of each lot abutting thereto and prior to occupancy of the building on such lot. Landscaping in this area shall be of sufficient height and density to assure a maximum of privacy and screening to the adjacent homes. Final landscaping plans shall conform to the standard Design Review conditions; however, within the landscaped buffer, 100 percent of the proposed trees shall be a minimum of 15 gallons in size and at least 75 percent of the proposed shrubs shall be a minimum of five (5) gallons in size.
4. Direct vehicular access to Ygnacio Valley Road, Stratton, Amberwood Lane or Brampton Road is prohibited.
5. The yard requirement along the southerly side of this zone shall be 75 feet, and this setback area shall be devoted exclusively to landscaping.
6. The easterly side of the zone shall have a 75-foot building setback from Lennon Lane of which 37 1/2 feet shall be devoted exclusively to landscaping.

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 an adjourned regular meeting thereof held on the 30th day of May, 1978 by the following called vote:

AYES:	Councilmen:	Hazard, Hildebrand, Martin, Mayor Kovar
NOES:	Councilmen:	None
ABSENT:	Councilmen:	Armstrong

/s/ Margaret W. Kovar  
Mayor of the City of Walnut Creek

Handwritten notes and markings at the bottom of the page, including the number '14' and the text 'OZ-1'.

ATTEST:

18/ Mary Lou Lucas  
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 an adjourned regular meeting of said Council held on the 30th day of May, 1978.

MARY LOU LUCAS  
City Clerk of the City of Walnut Creek

