

OVERLAY ZONE 14

ORDINANCE NO. 1525

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE CITY OF WALNUT CREEK FROM LAND USE DISTRICT P-D-971 (PLANNED DEVELOPMENT) TO LAND USE DISTRICT R-10 (SINGLE FAMILY RESIDENTIAL) AND ADDING AN OVERLAY ZONE 14 TO THE AFFECTED PROPERTY AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY (REZONING PROPOSAL NO. 7068-20, CHAPARRAL)

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

Section 1. The real property described in Exhibit A, attached hereto and made a part hereof, is hereby rezoned from land use district P-D-971 (Planned Development) to land use district R-10 (Single Family Residential) subject to all the provisions of the Walnut Creek Municipal Code and the Walnut Creek Municipal Code is hereby amended accordingly.

Section 2. In addition, the real property as described in Exhibit A is hereby further rezoned by adding Overlay Zone No. 14, and is subject to all the provisions of the Walnut Creek Municipal Code and subject to the following conditions:

1. All lots shall provide side yards of ten feet on both sides except that one side yard may be reduced to five feet on those lots which do not conform to the R-10 lot width requirements as defined in Section 10-2.101(ay) of the Walnut Creek Municipal Code, specifically Lots 25, 26, 40, 43, 52, 53, 54, 55 and 56 of Subdivision No. 3973.

2. All common areas shall be maintained pursuant to Article VIII of the document entitled "Amended Declaration of Covenants, Conditions and Restrictions, Chaparral Homeowners Association, Inc." recorded May 11, 1973 in Book 6941 of Official Records of Contra Costa County, at Page 635.

Section 3. The Community Development Director is hereby directed to amend the zoning map of the Walnut Creek Municipal Code accordingly.

Section 4. This ordinance shall become effective thirty (30) days after the date of 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 19th day of January, 1982 by the following called vote:

AYES: Councilmembers: Armstrong, Murray, Hildebrand, Mayor Hazard

NOES: Councilmembers: None

ABSENT: Councilmembers: Kovar

/s/ James L. Hazard  
Mayor of the  
City of Walnut Creek

ATTEST:

/s/ Mary L. 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 a regular meeting of said Council held on the 19th day of January, 1982.

MARY L. LUCAS  
City Clerk of the  
City of Walnut Creek  
EXHIBIT "A"

All properties within the boundaries of Subdivision No. 3973, recorded August 18, 1972 in Book 149 of Maps at Page 20 and within the boundaries of Subdivision No. 4402, recorded December 27, 1974 in Book 175 of Maps at Page 25, in the office of the County Recorder of the County of Contra Costa, State of California.