

ORDINANCE NO. 1656

AN ORDINANCE PREZONING AND ZONING CERTAIN PROPERTY IN
THE CITY OF WALNUT CREEK (VILLAGE ANNEXATION
AREA--REZONING APPLICATION NO. 7068-63)

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

Section 1. Recitals and Findings.

1. On June 12, 1986, the Walnut Creek Planning Commission initiated a rezoning study, in which it was proposed that appropriate zoning be established for the Village Annexation area, including appropriate prezoning for the portion of the Bancroft Village excluded from the annexed territory (Rezoning Proposal No. 7068-63). On July 24, 1986, the Walnut Creek Planning Commission held a public hearing on this rezoning proposal, at which time oral and written testimony was presented. Following the public hearing, the Planning Commission adopted Resolution No. 2423 which, among other things, recommended certain zoning and prezoning for the property included in the Village Annexation and the portion of Bancroft Village excluded from the annexation.

2. On August 19, 1986, this City Council held a public hearing on the zoning and prezoning recommendations set forth in Planning Commission Resolution No. 2423. At that time, written and oral testimony was presented.

3. The City Council has considered the proposed negative declaration for this rezoning proposal, together with any comments received during the public review process. The City Council finds, on the basis of the initial study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore approves the negative declaration posted on June 27, 1986.

4. The City Council finds that it is in the public interest to adopt the prezoning and zoning regulations set forth in the following sections.

Section 2. Establishment of Overlay Zone No. 18.

1. Overlay Zone No. 18 is hereby established in accordance with Section 10-2.3701 of the Walnut Creek Municipal Code. This overlay zone shall be applied only to property that is also governed by a multiple-family residential district M-2.5 or low-density multiple-family residential district (M-L). Any property made subject to the terms of Overlay Zone No. 18 shall comply with and be governed by the following regulations.

(a) Property zoned M-L shall not be subject to the floor area ratio requirement set forth in Section 10-2.3005(a) of the Walnut Creek Municipal Code.

(b) The provisions of Sections 10-2.3004 and 10-2.704 of the Walnut Creek Municipal Code shall apply to individually-owned lots within areas zoned M-L and M-2.5, except that review and action may be accomplished by the Chief of Planning rather than by the Design Review Commission. An appeal of the decision of the Chief of Planning may be made pursuant to the provisions of Section 10-2.2211 of the Walnut Creek Municipal Code, except that the board of appeals shall be the Design Review Commission and not the Planning Commission.

(c) All common areas of properties subject to this Overlay Zone that are used for, or designated for, the common use of all individual owners or occupants may be used for recreation or service facilities exclusively for the owners and/or residents of the subdivision. The provisions of Section 10-2.3004 and Section 10-2.704 of the Walnut Creek Municipal Code shall apply to property zoned M-L and M-2.5 respectively.

Section 2. The property outlined on Exhibit A, attached hereto and incorporated herein by this reference (Bancroft Green/Bancroft Village), is hereby zoned low-density multiple-family residential (M-L) and Overlay Zone No. 18, subject to all the provisions of the Walnut Creek Municipal Code.

Section 3. The property outlined on Exhibit B, attached hereto and incorporated herein by this reference (portions of Bancroft Green/Bancroft Village) is hereby rezoned low-density multiple-family residential (M-L), and Overlay No. 18, subject to all the provisions of the Walnut Creek Municipal Code.

Section 4. The property outlined on Exhibit C, attached hereto and incorporated herein by this reference (Park Lake and The Village), is hereby zoned multiple-family residential district, M-2.5, and Overlay Zone No. 18, subject to all the provisions of the Walnut Creek Municipal Code.

Section 5. The property outlined on Exhibit D, attached hereto and incorporated herein by this reference (Bancroft Residence), is hereby zoned agricultural, A-10, subject to all the provisions of the Walnut Creek Municipal Code.

Section 6. The property outlined on Exhibit E, attached hereto and incorporated herein by this reference (Amberwood Lane), is hereby zoned single-family residential district, R-40, subject to all the provisions of the Walnut Creek Municipal Code.

Section 7. The property outlined on Exhibit F, attached hereto and incorporated herein by this reference (a portion of Amberwood Lane), is hereby zoned single-family residential district, R-15, subject to all the provisions of the Walnut Creek Municipal Code.

Section 8. The Community Development Director is hereby authorized and directed to amend the zoning map of the Walnut Creek Municipal Code accordingly.


Section 9. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at an adjourned regular meeting thereof held on the 18th day of September, 1986 by the following called vote:

AYES: Councilmembers: Hall, Murray, Skoog, Munn, Mayor Lucas

NOES: Councilmembers: None

ABSENT: Councilmembers: None

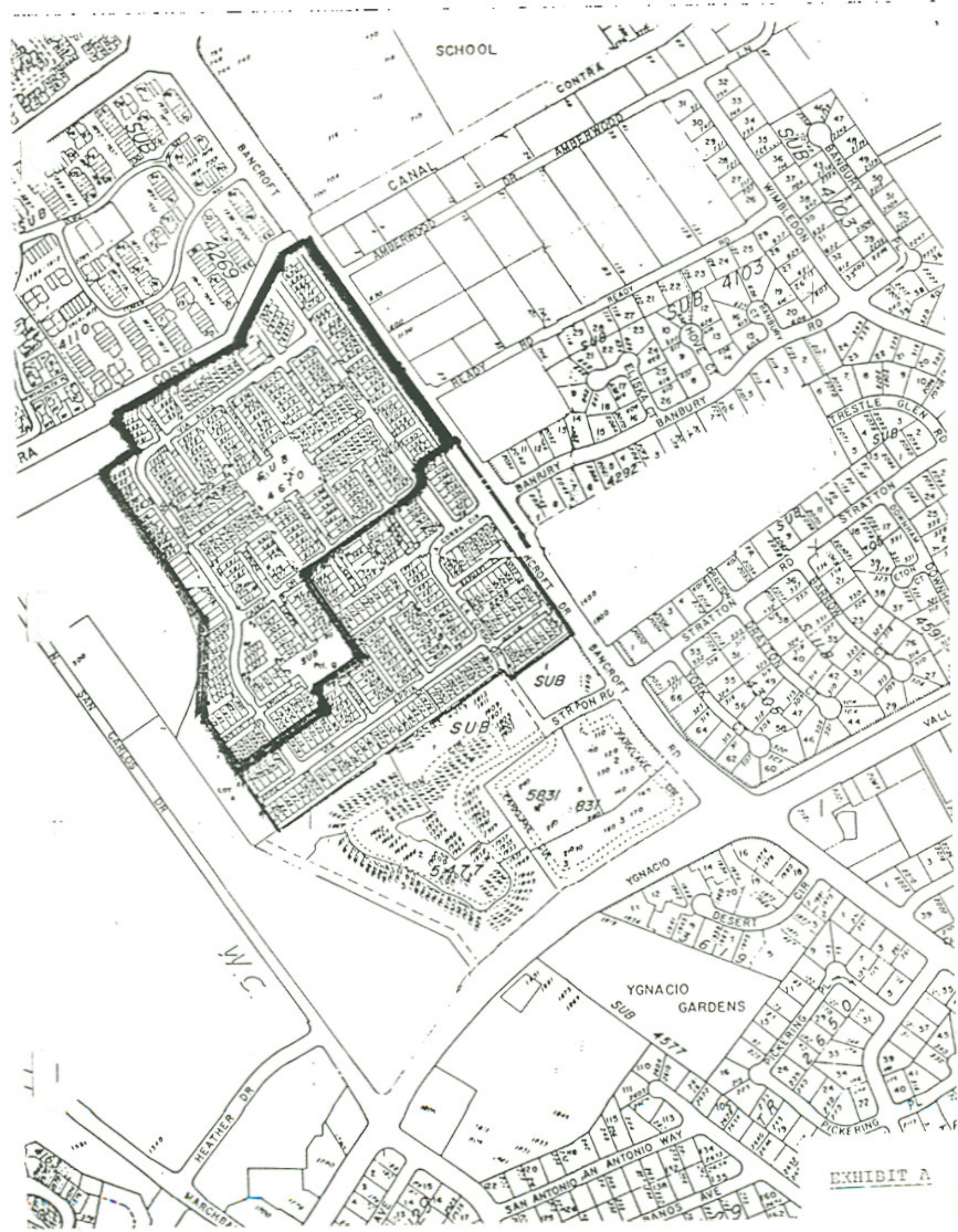

Mayor of the City of Walnut Creek

ATTEST:


City Clerk of the City of Walnut Creek

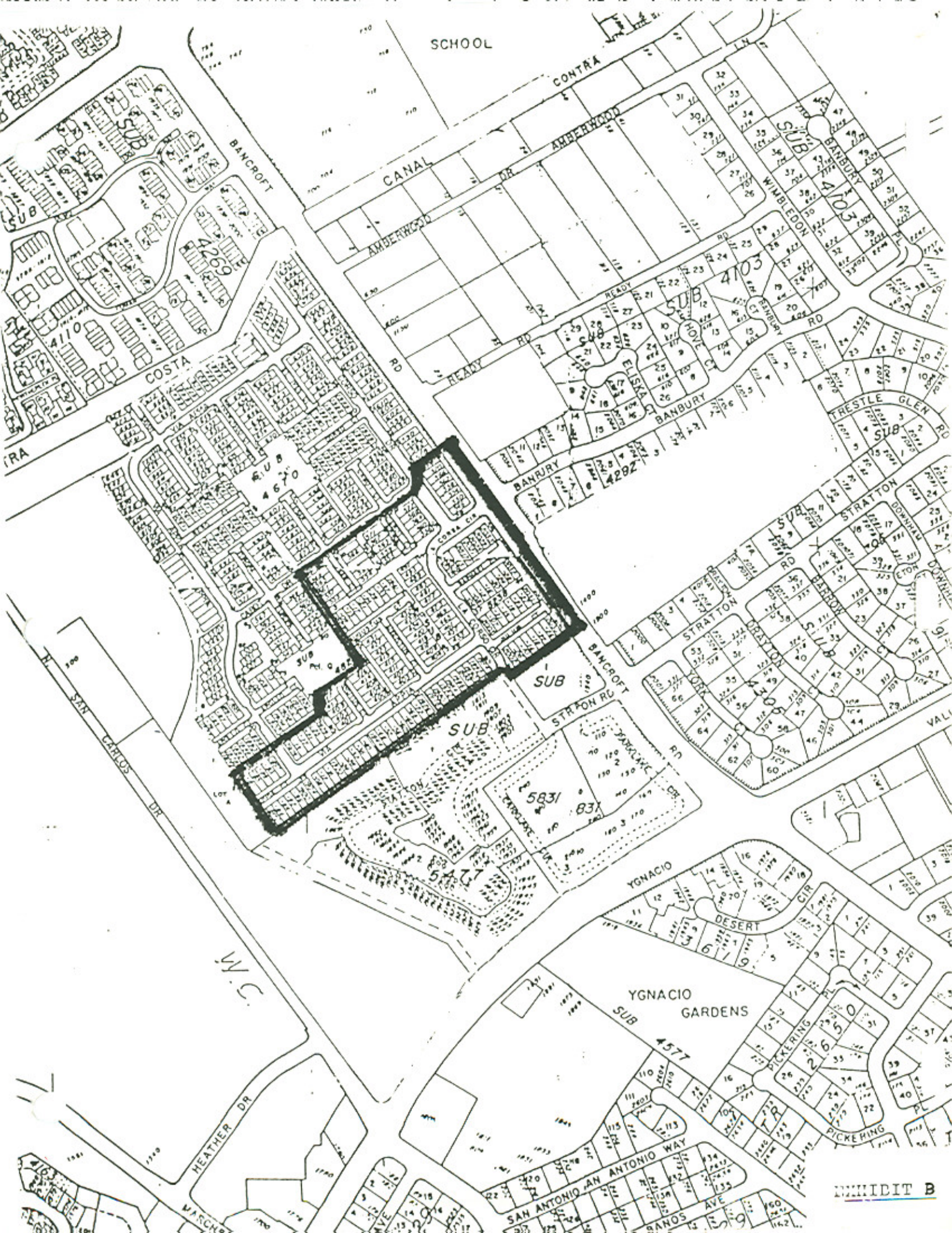
I HEREBY CERTIFY that the foregoing ordinance was duly and regularly passed and adopted by the City Council of the City of Walnut Creek, County of Contra Costa, State of California at an adjourned regular meeting of said Council held on the 18th day of September, 1986.

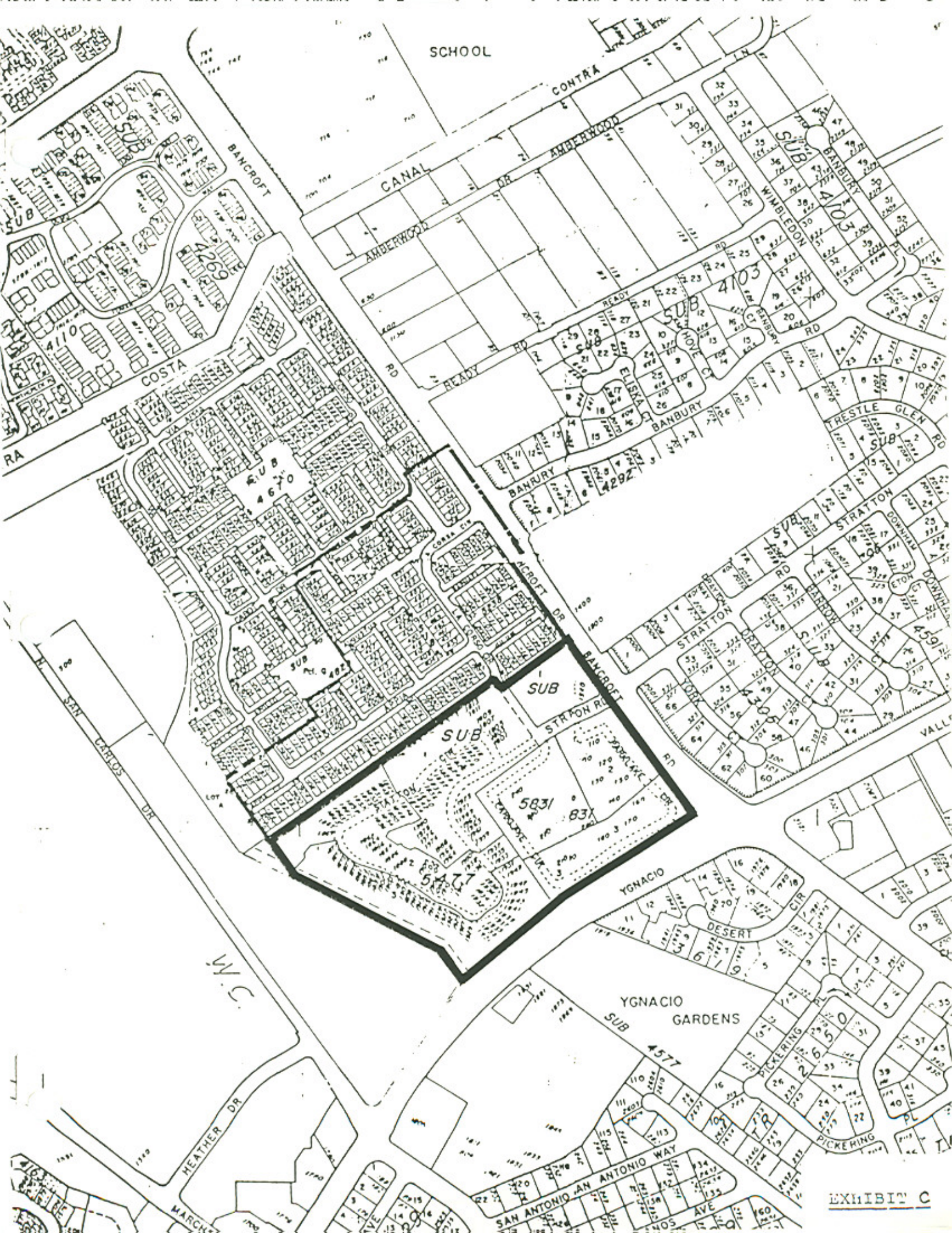

City Clerk of the City of Walnut Creek



SCHOOL

EXHIBIT A





SCHOOL





SCHOOL

CONTRA

CANAL

AMBERWOOD

BANCROFT

COSTA

READY

ELISA

BANBURY

TRESTLE GLEN

SUB

SUB

SUB

SUB

STRATTON

STRATTON

YGNACIO

DESERT

YGNACIO GARDENS

PICKERING

SAN ANTONIO WAY

PANOS AVE

HEATHER DR

MARCHON

W.C.

EXHIBIT F