

ORDINANCE NO. 1412

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE CITY OF WALNUT CREEK BY ADDING AN OVERLAY ZONE TO THE EXISTING O-C (OFFICE COMMERCIAL DISTRICT) AND P.D-C (CORE AREA PLANNED DEVELOPMENT DISTRICT) ZONES IN THE YGNACIO VALLEY ROAD/LACASSIE AREA AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY. (OVERLAY ZONE 3)

The City 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 Ygnacio Valley Road/Lacassie area which is zoned O-C (Office Commercial District) and P.D-C (Core Area Planned Development District), 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. Uses permitted in the underlying zoning districts shall be subject to all the provisions of their respective chapters and subject to the approval of a conditional use permit, pursuant to the appropriate provisions of Sec. 10-2.2216 of the Walnut Creek Municipal Code, in each case, except for the P.D-C District. The primary purpose of the use permit is to address the issue of adequate and safe driveway accesses on Ygnacio Valley Road and to coordinate the location and interconnection of future driveways in the planning area. An applicable P.D-C Permit shall also address this issue.

2. The Planning Commission, in granting a conditional use permit, may also require that a Grant of Easement be obtained from the applicant that would allow (a) all future adjacent developments common use of driveways and (b) interconnection of driveway areas to provide an integrated circulation system.

3. The Planning Commission may designate that certain driveway accesses fronting on Ygnacio Valley Road be interim access points and could be closed subject to further review and approval by the Planning Commission and/or the Community Development Director upon recommendation of the Traffic Engineer.

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 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 16th day of January, 1979 by the following called vote:

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

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

ATTEST: /s/ 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 a regular meeting of said Council held on the 16th day of January, 1979.

Mary Lou Lucas
City Clerk of the City of Walnut Creek

"EXHIBIT A"
OVERLAY ZONE 3
YGNACIO VALLEY ROAD/LACASSIE AREA

