

OVERLAY ZONE 9

HOCKEL
Oak Grove

ORDINANCE NO. 1493

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE CITY OF WALNUT CREEK BY ADDING AN OVERLAY ZONE TO THE PROPERTY PRESENTLY ZONED R-10 (SINGLE-FAMILY RESIDENTIAL) LOCATED AT 2651 OAK GROVE ROAD, AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY (OVERLAY ZONE 9) (REZONING APPLICATION NO. 8133 - JACK L. HOCKEL, D.D.S.)

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 zoned by adding an Overlay Zone to the property presently zoned R-10 located at 2651 Oak Grove Road, subject to all provisions of the Walnut Creek Municipal Code and subject to all the following conditions, and the Municipal Code is hereby amended accordingly:

1. A dentist office is a permitted use.
2. The site shall be developed and maintained in conformance with the project plans dated February 7, 1979, and no additional building shall be permitted on the subject property.
3. The proposed dentist office shall be limited to the ground floor of the existing building and that any change or expansion in use will not be permitted.
4. Any remodeling of the exterior of the building will require approval by the Design Review Commission; however, no expansion of the existing building shall be permitted.
5. Nothing herein shall be deemed to restrict the use of the structure as a single family residence if and when the dentist office use ceases to exist.
6. Reasonable public access to the building will be provided at the convenience of the property owner.

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 an adjourned regular meeting thereof held on the 12th day of November, 1980 by the following called vote:

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

/s/ William H. Armstrong
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 an adjourned regular meeting of said Council held on the 12th day of November, 1980.

MARY L. LUCAS
City Clerk of the
City of Walnut Creek

EXHIBIT A

Portion of Lot 110, map of Subdivision 3026, filed April 5, 1963, Map Book 92, page 4, Contra Costa County records, described as follows:

Beginning at the north corner of said Lot 110, thence from said point of beginning along the exterior lines of said Lot 110, south 67° 4' 26" west 221.435 feet and south 30° 54' 56" east 148.43 feet to the northwest line of the parcel of land described in the deed to Contra Costa County recorded May 6, 1970, Book 6122, Official Records, page 105; thence along said line north 52° 26' 52" east to the southwest line of the strip of land designated "Landscaping Area City of Walnut Creek" on the map herein referred to; thence along said line north 35° 00' 56" west, 88.67 feet to the point of beginning.