

RESOLUTION NO. 2541

A RESOLUTION APPROVING SPECIFIC PLAN PROPOSAL NO. 571
(MONTEGO AND LA CASA VIA AREA) AND ESTABLISHING CON-
DITIONS TO BE CONSIDERED IN IMPLEMENTING SAID PLAN

WHEREAS recommendations for Specific Plan Proposal No. 571 were brought before the Council of the City of Walnut Creek on April 20, 1970, by the Planning Department after consideration of said plan by the Planning Commission pursuant to Government Code §65450, et seq; and

WHEREAS on that date the Council held a public hearing on said recommendations and determined that modifications to said plan should be made; and

WHEREAS the Planning Commission reconsidered said plan and reported its recommendations within the time required by Government Code §65504; and

WHEREAS on June 1, 1970, at a regular meeting of the Council, Planning Commission Resolution No. 1057 regarding said specific plan was presented to and considered by the Council,

NOW THEREFORE the Council of the City of Walnut Creek does hereby resolve as follows:

Section 1. Specific Plan Proposal No. 571 (Montego and La Casa Via area) is hereby adopted pursuant to Government Code §65503 as presented on June 1, 1970, and as more specifically set forth in Exhibit A (Conditions) and Exhibit B (specific plan diagram) which are attached hereto and made a part hereof.

Section 2. The conditions set forth in Exhibit A shall be used as guidelines for the implementation of this specific plan in those areas presently incorporated in the City of Walnut Creek and subject to Ordinance No. 1024 providing for the rezoning of certain properties within the City of Walnut Creek from land use district S (Temporarily Unclassified) to land use district C-O (Limited Commercial) and rezoning other territory lying outside the City limits as C-O (Limited Commercial) effective upon the annexation of said territory to the City of Walnut Creek and amending the Walnut Creek Municipal Code accordingly

(Montego and La Casa Via area - Specific Plan Proposal 571), and upon incorporation of those areas presently within the County which are also encompassed in said Ordinance No. 1024.


Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof, held on the 1st day of June, 1970 by the following called vote:

AYES: Councilmen: Case, Grobe, Clemson, Schroder

NOES: Councilmen: Clarke

ABSENT: Councilmen: None



Mayor of the City of Walnut Creek

ATTEST:



City Clerk of the City of Walnut Creek

I HEREBY CERTIFY that the foregoing Resolution 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 1st day of June, 1970.



City Clerk of the City of Walnut Creek

EXHIBIT A

CONDITIONS:

1. Any land division or subdivision approved for any parcel of land over which any of the various road rights-of-way as shown on the specific plan diagram traverses shall include the requirement that the entire roadway, including frontage improvements and land dedication, be fully developed upon such parcel of land according to the applicable street section depicted on said diagram.
2. No land division or subdivision map shall be approved for any parcel of land fronting on Ygnacio Valley Road unless in compliance with applicable provisions of the Walnut Creek Municipal Code.
3. No building of any kind shall be permitted, nor shall any grading be permitted within the areas labeled "Knoll A" and "Knoll B" on said diagram. The precise boundaries of said knolls may be revised through the processing and approval of use permits, site plans or other action authorizing the building on the various parcels affected by said knolls. It is the intention of the City of Walnut Creek that these knolls be left in their natural state with neither construction nor landscaping placed thereon. The area contained within such open spaces may be included as all or a portion of the open space required by Section 10-2.804 (g) of the Walnut Creek Municipal Code.
4. Any development of the parcel of land which contains the area labeled "Knoll C" shall be subject to site plan review as set forth in Section 10-2.2219 of the Walnut Creek Municipal Code, except that review shall be by the Planning Commission to assure that maximum advantage is taken of the existing contours resulting in a minimum of grading.
5. All conditions of approval of the John Muir Memorial Hospital as set forth in Ordinance No. 606 shall remain in full force and effect until amended by the approval of a use permit or other appropriate procedure.
6. It is the intention of the City of Walnut Creek that the parcel of land labeled "Residential" shall be developed with a cluster residential development having a density of not less than five nor more than ten dwelling units per acre of the total site. No development of any kind shall occur, however, except upon the rezoning of said land to an appropriate zoning classification.

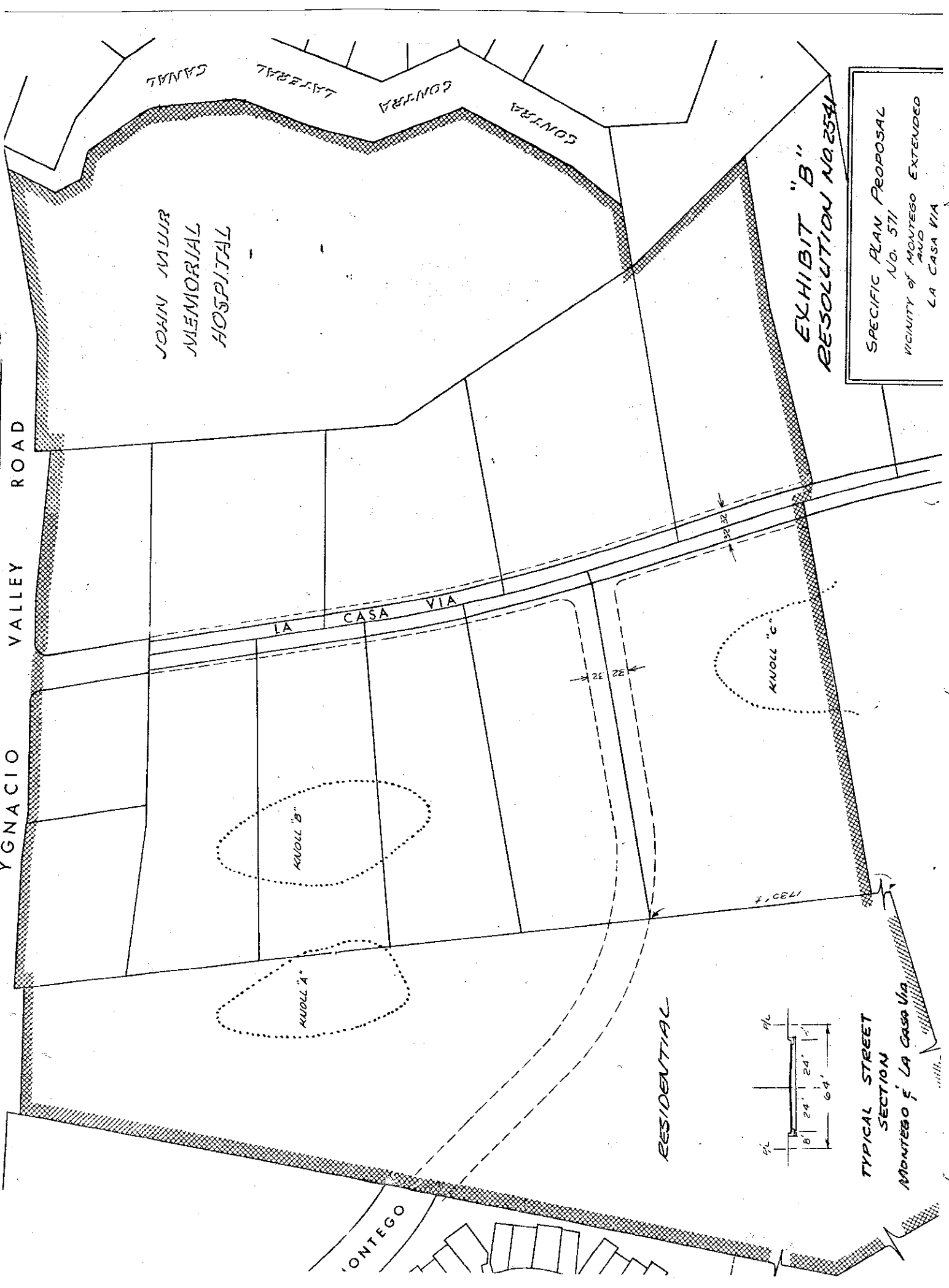


EXHIBIT "B"
RESOLUTION NO. 2541

SPECIFIC PLAN PROPOSAL
NO. 571
VICINITY OF MONTEGO EXTENDED
AND
LA CASA VIA

