

RESOLUTION NO. 2949

A RESOLUTION AMENDING EXHIBITS A AND B OF SPECIFIC PLAN NO. 1 (FORMERLY SPECIFIC PLAN PROPOSAL NO. 571) (MONTEGO AND LA CASA VIA AREA) AS ESTABLISHED BY RESOLUTION NO. 2541

WHEREAS the City Council on June 1, 1970, adopted Resolution No. 2541 (A Resolution Approving Specific Plan Proposal No. 571, (Montego and La Casa Via Area) and Establishing Conditions to be Considered in Implementing Said Plan); and

WHEREAS paragraph 6 of the conditions attached as Exhibit A to said resolution provided for the development of the property labeled "Residential" on said specific plan to be developed at a density of not less than five nor more than ten dwelling units per acre of the total site; and

WHEREAS on September 20, 1971, the City Council adopted Resolution No. 2699 (A Resolution of the City Council of the City of Walnut Creek Adopting a Comprehensive General Plan for the City of Walnut Creek and its Unincorporated Environs) which designated a density in the area governed by Specific Plan Proposal No. 571 of not less than four nor more than seven dwelling units per acre; and

WHEREAS on September 19, 1972, the Planning Commission adopted "Resolution Initiating Study of Specific Plan Proposal No. 571, Montego Drive and La Casa Via" to rectify the discrepancy on the densities set forth on the General Plan and in the adopted Specific Plan Proposal No. 571; and

WHEREAS on January 22, 1973, the City Council adopted Resolution No. 2901 (A Resolution Directing the Planning Commission to Include in its Study of Specific Plan Proposal No. 571 (Montego Drive & La Casa Via) A Review of Open Space Areas) directing the Planning Commission to review the need for additional natural areas within the area of Specific Plan Proposal No. 571 and to make recommendations thereon; and

WHEREAS the Planning Commission on February 21, 1973, recommended in Resolution No. 1407 that the area of Specific Plan Proposal No. 571 be amended by changing the intended density

of the residential portion from not less than five nor more than ten dwelling units per acre to not less than four nor more than seven dwelling units per acre to conform to the General Plan and specified the inclusion of additional open areas on those portions of undeveloped residential land to the southeast of the extension of Tampico; and

WHEREAS the City Council at its meeting of March 12, 1973, held a public hearing on the proposed amendments to Specific Plan Proposal No. 571 (also referred to as Specific Plan No. 1),

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

Section 1. Specific Plan Proposal No. 571 shall hereafter be referred to and designated as Specific Plan No. 1.

Section 2. Exhibit A of Specific Plan No. 1 (formerly referred to as Specific Plan Proposal No. 571) is hereby amended by amending paragraph 6 and adding a paragraph 7 to read as follows:

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 four nor more than seven 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.

7. It is the intention of the City of Walnut Creek that the area designated as "Proposed Natural Preserve" in Exhibit B to Resolution No. 2541 should be left in its natural state with neither construction nor landscaping placed thereon. The boundaries of said proposed natural preserve are indicative of the areas which should be considered for retention in its present natural state but the exact delineation cannot be determined until a request for actual development of the property has been reviewed by the City pursuant to the applicable provisions of Chapter 2, Title 10 of the Walnut Creek Municipal Code.

Section 3. A new Exhibit B of Specific Plan No. 1 (formerly referred to as Specific Plan Proposal No. 571) is attached hereto and incorporated herein by reference.

Section 4. All of the remaining provisions of Resolution No. 2541 shall remain in full force and effect.

Section 5. This resolution shall become effective 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 12th day of March, 1973 by the following called vote:

AYES: Councilmen: Schroder, Kovar, Hill, Skaggs, Mayor Clemson

NOES: Councilmen: None

ABSENT: Councilmen: None

  
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Mayor of the City of Walnut Creek

ATTEST:

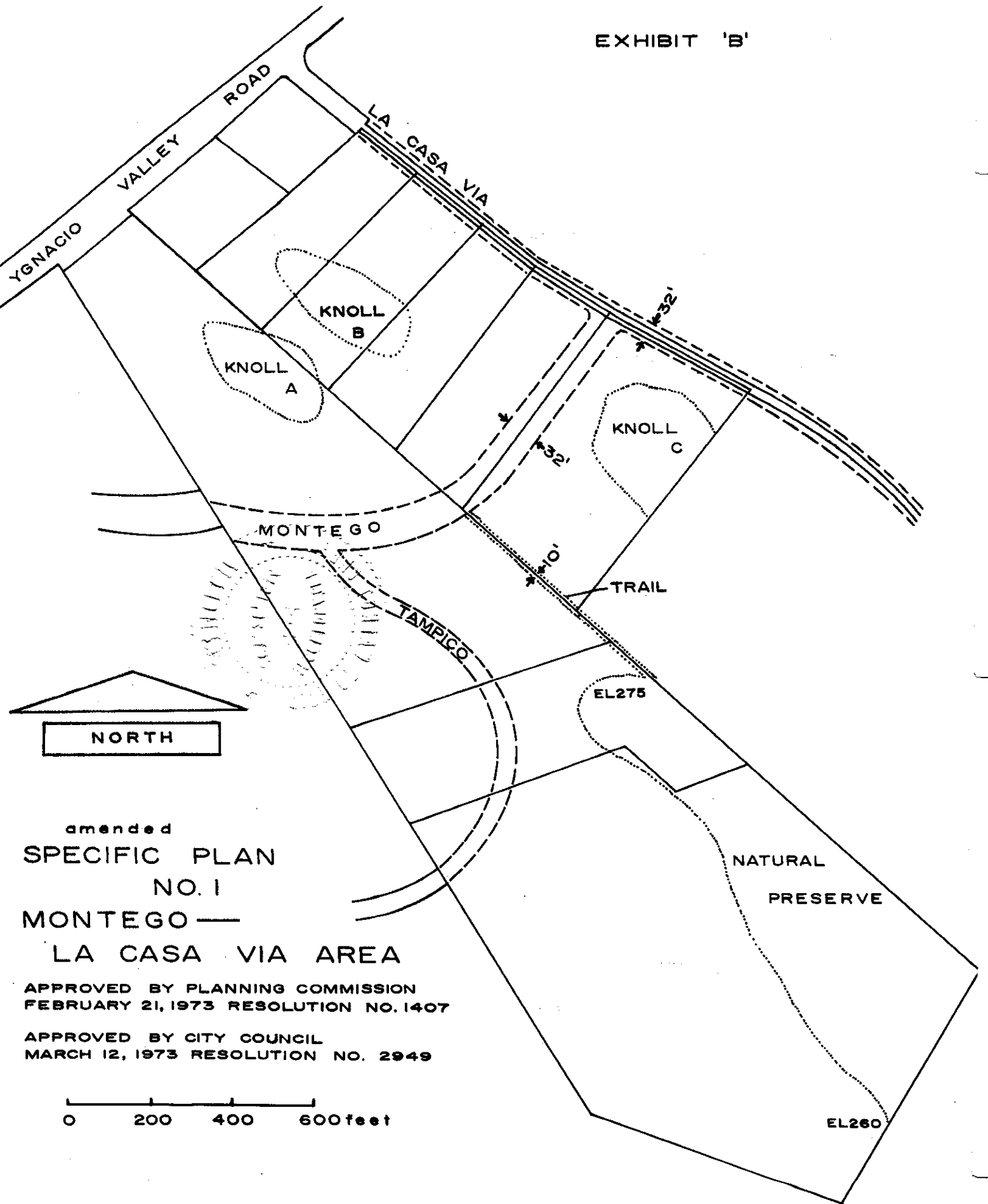
  
\_\_\_\_\_  
City Clerk of the City of Walnut Creek

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 12th day of March, 1973.

  
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City Clerk of the City of Walnut Creek



EXHIBIT 'B'



amended  
SPECIFIC PLAN  
NO. 1  
MONTEGO —  
LA CASA VIA AREA

APPROVED BY PLANNING COMMISSION  
FEBRUARY 21, 1973 RESOLUTION NO. 1407

APPROVED BY CITY COUNCIL  
MARCH 12, 1973 RESOLUTION NO. 2949

0 200 400 600 feet