

RESOLUTION NO. 3393

A RESOLUTION APPROVING SPECIFIC PLAN NO. 4 (WALNUT BLVD/
WHITECLIFF WAY) AND ESTABLISHING CONDITIONS TO BE CON-
SIDERED IN IMPLEMENTING SAID PLAN

WHEREAS recommendations for Specific Plan No. 4 were brought before the City Council of the City of Walnut Creek on June 7, 1976, by the Community Development Department after consideration of said plan by the Planning Commission pursuant to Government Code §65450 et seq; and

WHEREAS the reasons and purposes for adoption of said specific plan are contained in the Council Agenda Summary Report prepared by the Community Development Department, a copy of which is attached hereto, marked "Exhibit One" and by this reference incorporated herein; and

WHEREAS on June 7, 1976, the City Council held a public hearing on the plan; and

WHEREAS a negative declaration has been prepared in compliance with the California Environmental Quality Act and State Guidelines, and the City Council has reviewed and considered such negative declaration,

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

Section 1. Specific Plan No. 4 (Walnut Blvd./Whitecliff Way) is hereby adopted pursuant to Government Code §65503 as recommended by the Planning Commission, and said plan consists of Exhibits A and B entitled "Specific Plan No. 4," which are attached hereto and made a part hereof.

Section 2. The conditions set forth in Exhibit C, attached hereto and made a part hereof, shall be used as the guidelines for implementation of this specific plan.


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 7th day of June, 1976 by the following called vote:

AYES: Councilmen: Hildebrand, Skaggs, Hazard, Kovar, Mayor Schroder

NOES: Councilmen: None

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 7th day of June, 1976.



City Clerk of the City of Walnut Creek

EXHIBIT ONE

CITY OF WALNUT CREEK
COUNCIL AGENDA SUMMARY REPORT
June 7, 1976

AGENDA ITEM NO. 2-c

ORIGINATED BY: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

SUBJECT: SPECIFIC PLAN NO. 4 - WALNUT BOULEVARD - PUBLIC HEARING

BACKGROUND:

The Planning Commission has recommended to the City Council that Specific Plan No. 4 be adopted for a 68-acre area in the vicinity of Walnut Boulevard and Whitecliff Way. Council originally considered this item in October, 1975, but referred it to the Commission for further revisions.

FINDINGS:

A. Location

The site of this proposed specific plan encompasses vacant land located between the southern end of Walnut Blvd. and the eastern terminus of Whitecliff Way. This area includes a portion of the Borgess property, the Conklin property, and land owned by Crocker Bank. The area totals approximately 68 acres and consists of mostly low to moderate sloping terrain. A portion of the land under consideration lies within the City-limits. A portion of the plan area lies within County jurisdiction, but within Walnut Creek's Sphere of Influence. A third segment falls outside the City's Sphere of Influence.

B. Existing Planning Policies

Current zoning on the parcels includes H-P-D zoning of the Crocker Bank parcel, R-20 zoning on the Conklin property, and the County's A-2 classification of the Borgess property. Walnut Creek's General Plan indicates the residential density of this area should fall within the 1-2.5 du/gross acre range. The County's General Plan approximates Walnut Creek's Plan but allows a density range of 0-3 du/net acre (see attached maps).

C. Purpose

This specific plan is being prepared in compliance with the Action Program of the City's Open Space Element of the General Plan. This Element calls for the preparation of specific plans for yet to be developed areas adjacent to major open space lands. The precise purpose of Specific Plan No. 4 is to determine appropriate densities for residential development, to insure public access to open space, to preserve important natural features, and to guarantee that the development of this area will be compatible with surrounding neighborhoods.

D. Project History

Specific Plan No. 4 was originally considered by the Planning Commission on June 3, 1975. Following public testimony, the Commission continued the item pending further input of alternative specific plan schemes. In August, 1975,

The Commission concluded their recommendations, urging Council to adopt the specific plan alternative which illustrated a "conventional development approach," which would have yielded approximately 117 dwelling units (1.72 du/ac).

The Council considered this item in October 1975, but referred the matter to the Planning Commission for further input on three issues: (1) Council requested that the Commission consider lowering the overall density permitted on the plan; (2) the Commission was asked to consider a General Plan amendment deleting the Circulation Element's connection of Walnut Blvd. to Whitecliff Way; and (3) Council desired that the maximum number of units permitted on the site be specified in the plan.

Each of these items were considered by the Commission and incorporated into the Specific Plan No. 4 proposal now before the Council.

E. Current Proposal

Specific Plan No. 4, as recommended for adoption by the Commission, differs in several ways from the plan previously considered by Council:

1. The plan now incorporates an "incentive" provision, which was designed to encourage a prospective developer to aggregate all three parcels into a single development project. If a developer successfully packages this land, a maximum of 112 dwellings would be permitted on the 68-acre site (1.64 du/ac). If development proposals are not assembled, densities permitted on each parcel would have to follow the scheme illustrated on "Exhibit B." It is unlikely that separate development proposals on each property would total more than 101 units (1.48 du/ac). The specific plan previously considered by Council could have yielded approximately 117 units (1.72 du/ac).

2. The new plan requires that the stock pond be eliminated.

3. Vehicular access between properties is specified.

4. Grading is to be minimized by tailoring homes to fit the topography and eliminating all grading within the preserve area.

RECOMMENDATIONS:

Adopt Specific Plan No. 4 as recommended by the Planning Commission.

FINANCIAL IMPACT OF RECOMMENDATION: Unknown

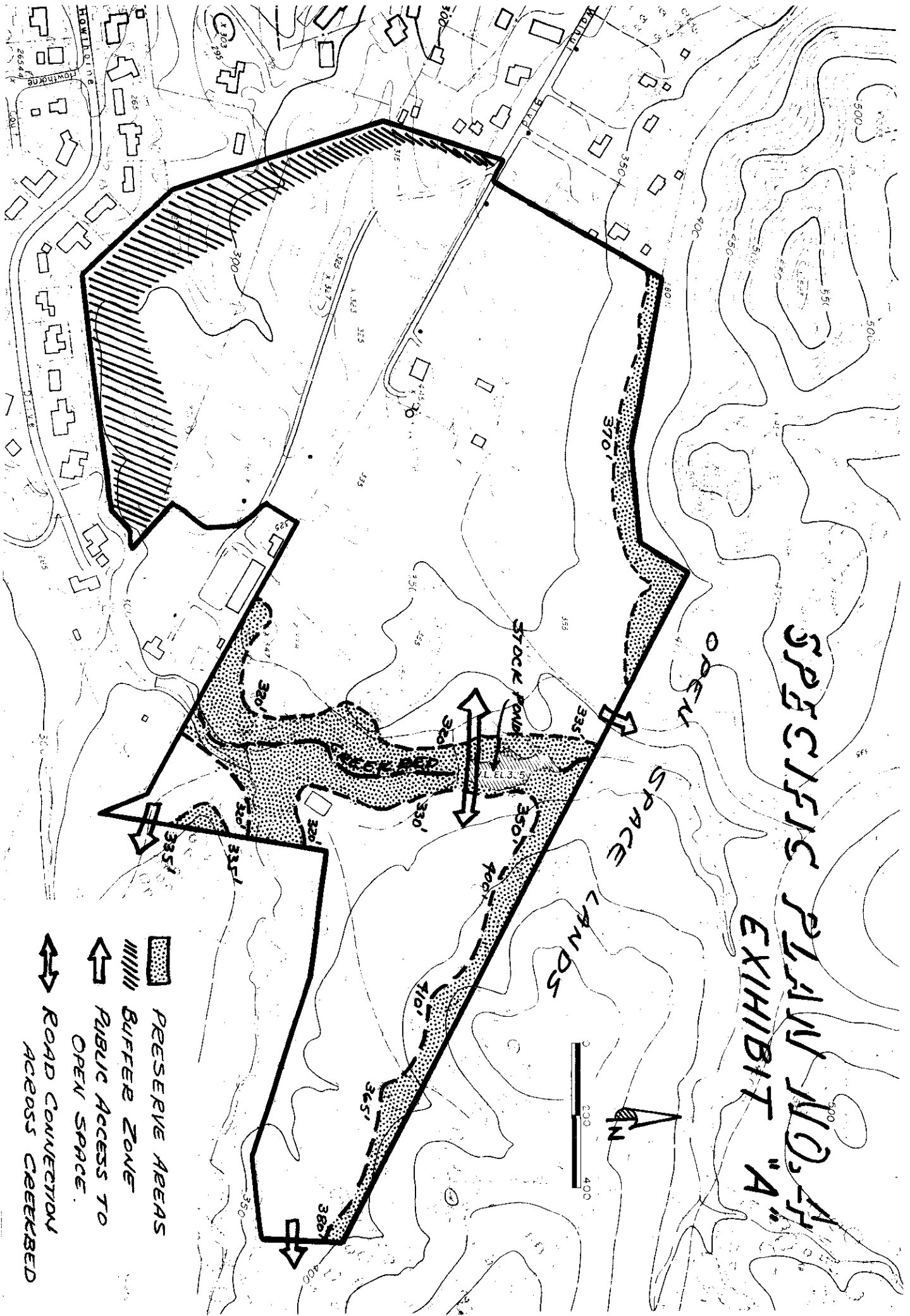
DOCUMENTS ATTACHED:

1. Specific Plan No. 4 - Conditions and Exhibits A and B
2. Negative Declaration
3. Current Zoning
4. Parcel Map
5. County General Plan
6. Jurisdictional Boundaries
7. P.C. Resolution No. 1670
8. P.C. Minutes (3/23, 4/13, 5/11/76)

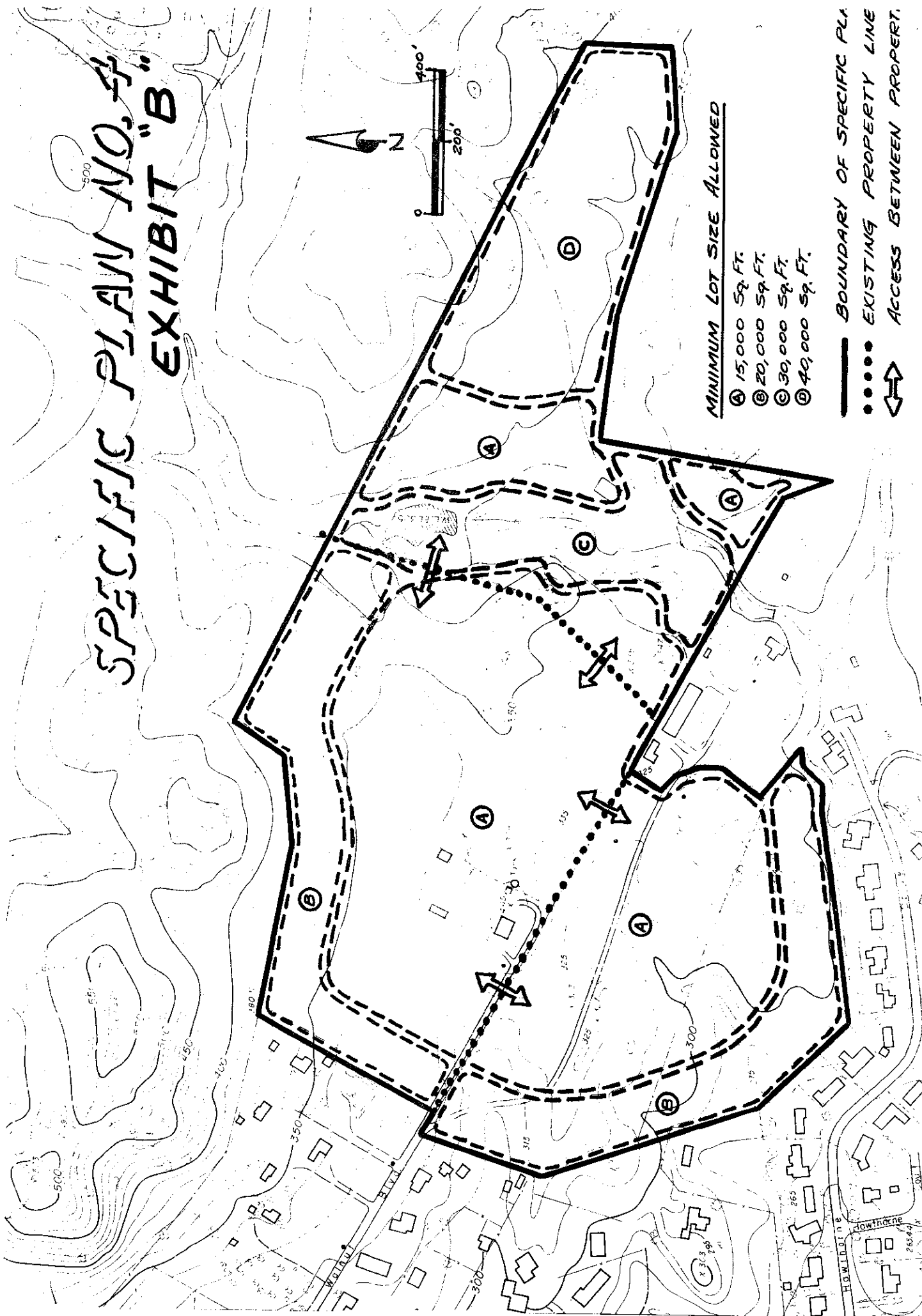
COUNCIL ACTION REQUIRED:

Move to adopt a resolution adopting Specific Plan No. 4;

SPECIFIC PLAN NO. 4 EXHIBIT "A"



SPECIFIC PLAN NO. 4 EXHIBIT "B"



"EXHIBIT C"
SPECIFIC PLAN NO. 4
CONDITIONS

1. The "preserve" shall be an area in which grading (including cutting or filling) and/or structures which would require issuance of a building permit or other entitlement (including homes, swimming pools, garages, barns, recreation facilities, storage sheds, etc.) are prohibited.

2. The designation of a preserve does not entitle public access to or within this area unless such access is granted by the owners of property which fall within this area. It is intended that the preserve shall essentially be retained in private ownership and for private use.

3. Preserve areas shall be located as shown on Exhibit A. Boundaries of these areas are intended to serve as a guideline, and a precise definition shall be made at the time a development application is received.

4. Public access to public open space lands which are located adjacent to the specific plan area shall be provided at the three approximate locations as shown on Exhibit A. These access ways shall have a minimum right-of-way of 40 feet and shall include a paved roadway of approximately 20 feet.

5. Vehicular access to all development within the entire specific plan area shall be from Walnut Boulevard. Exception: The developable area of approximately one acre which is located directly north of and adjacent to Whitecliff Way shall be permitted access from Whitecliff Way.

6. All roadways within the specific plan area shall reflect a rural character by minimizing paved surfaces.

7. Any road connection across the creekbed shall be located immediately south of the existing stock pond in the approximate location as shown on Exhibit A.

8. The stock pond shall be eliminated with subsequent replacement on adjoining open space lands.

9. Development in areas adjoining the creekbed, at the base of the ridge, and along the periphery of the specific plan area shall be tailored to topographical constraints. All development in these areas shall be designed so as to minimize grading beyond the boundaries of structures and paving surfaces. Where necessary, homes should be designed in a split-level configuration with the foundations following the slope of the terrain.

10. Development proposed within the "buffer zone" as shown on Exhibit A shall be sited and designed so as to not unnecessarily intrude upon the privacy of existing homes. This can be accomplished by several means including: (1) use of one-story homes; (2) using larger lot; and (3) careful siting of buildings on each lot.

11. Any development proposal that incorporates the entire specific plan area shall be permitted a maximum of 112 dwelling units.

12. Any development proposals that do not incorporate the entire specific plan area shall conform to the density limits as specified on Exhibit B, and shall provide access between the existing legal parcels in the approximate locations as shown on Exhibit B.

NEGATIVE DECLARATION

BY

CITY OF WALNUT CREEK

SPECIFIC PLAN NO. 4
WALNUT BOULEVARD
MARCH 9, 1976

1. LOCATION AND DESCRIPTION OF PROJECT - The Walnut Creek Planning Commission has initiated a Specific Plan for a portion of the Crocker Bank, Conklin and Borges properties comprising a 68 acre area located west and south of Shell Ridge open space, north of Rudgear Estates, and east of Walnut Heights. Walnut Blvd. and Whitecliff Way now stub into the site. The terrain consists of steep to gently rolling grasslands, with a perennial stream and stock pond lined with extensive vegetation in the eastern part of the site. Scattered oaks exist on the western portion of the site. There are no occupied buildings within the area of the Specific Plan.

The 20 + acre Crocker Bank property lies within the City of Walnut Creek and is zoned H-P-D (Hillside Planned Development). Of the remaining portion 19 acres are now zoned R-20 (Single-Family Residential 20,000 square foot lots), while the remaining 28 acres are zoned A-2 (Agricultural). The portion zoned A-2 is partially outside the City's Sphere of Influence.

The Specific Plan proposal contains a number of provisions. It designates areas which are and are not suitable for development. It specifies minimum lot sizes on various portions of the property. Lot sizes and the overall density permitted by the specific plan falls within the Walnut Creek General Plan's Low Density Residential category which permits 1-2.5 dwellings per gross acre. Another provision in the specific plan illustrates locations for public access to open space areas.

2. THE COMMUNITY DEVELOPMENT DIRECTOR FINDS THAT - the project as described above will not have a significant effect on the environment and therefore does not require an Environmental Impact Report.
3. STATEMENT OF REASONS TO SUPPORT ABOVE FINDING:
- A. Wildlife and Vegetation - This project will restrict development along the stream-bed which is the portion of the site with the highest wildlife and vegetative value. The existing stock pond will be replaced.
 - B. Topography - This project restricts development on steep hills, thus reducing necessary grading, and on one characteristic knoll located in the southern part of the property. It also would not allow grading on the unique rock formations adjacent to the creek.
 - C. Geology - This project restricts development in those areas with the highest landsliding hazards.
 - D. Effects on Surrounding Uses - This project will regulate the location of buildings adjacent to the open space area and homes fronting on Hawthorne Drive.
 - E. Other - This project will have no significant impacts on noise, air pollution and the like.
4. INITIAL STUDY AND APPEALS - The precise description of the land involved and a preliminary analysis of the environmental effects of this project may be obtained from the Planning Division of the Community Development Department, 1501 North California Blvd., Walnut Creek, California, 94596, telephone 935-3300, Ext. 231. Unless any written appeals are received by the City Clerk within ten (10) days after the above date, this declaration will become effective.
5. DISCLAIMER - THIS NEGATIVE DECLARATION DOES NOT SIGNIFY APPROVAL OR DISAPPROVAL OF THIS PROJECT BY CITY REVIEWING BODIES AND DOES NOT PRECLUDE ANY FURTHER ACTION BY OTHER CITY REVIEWING BODIES.



KARL A. SWANSON
Community Development Department

WALNUT CREEK PLANNING COMMISSION
Resolution No. 1670
Specific Plan No. 4 - Walnut - Whitecliff Way

WHEREAS, the Walnut Creek Planning Commission on June 3, 1975 held a public hearing on a proposal initiated by a resolution of intention adopted by the Planning Commission on April 29, 1975, in which it was proposed that a specific plan be prepared in accordance with the open space element of the General Plan for an area of vacant land which lies between open space areas being purchased by County Service Area R-8 and other developed areas, and

WHEREAS, the Planning Commission on August 19, 1975 adopted Resolution No. 1635, in which it was recommended to the City Council that a specific plan be adopted for the Walnut Boulevard vicinity, and

WHEREAS, upon consideration of the City Council of the specific plan recommended for adoption, Council referred said plan back to the Planning Commission with direction to consider discussion of vehicular access to the specific plan, and consideration to lower the overall densities as well as stating a maximum number of units permitted on the site, and

WHEREAS, after obtaining input at the public hearing the Planning Commission held a field trip to the site, and two additional meetings in which several alternative specific plan schemes were considered, and

WHEREAS, it was deemed that a specific plan was needed due to the fragmented ownership of parcels in this area, and the jurisdictional division between the City of Walnut Creek and Contra Costa County, and

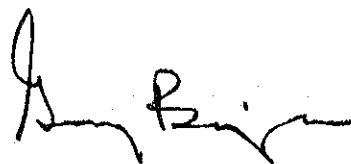
WHEREAS, certain natural features such as stock ponds, stream beds and ridges located on these parcels were felt to be important natural features, and

WHEREAS, a negative declaration was prepared in compliance with the California Environmental Quality Act and State Guidelines.

NOW THEREFORE BE IT RESOLVED that the Walnut Creek Planning Commission recommends to the City Council that Specific Plan No. 4 be adopted as outlined in Exhibits A and B as well as the conditions attached thereto.

The foregoing resolution was adopted May 11, 1976 at a regular meeting thereof upon motion by Mr. Armstrong, second by Mr. Maice.

Ayes: Maice, Martin, Armstrong, Hartman
Noes: None
Abstained: None
Absent: Hanna, Noe



Gary Binger
Secretary
Walnut Creek Planning Commission

