

RESOLUTION NO. 3743

A RESOLUTION APPROVING SPECIFIC PLAN NO. 6 (LA CASA VIA AREA) AND ESTABLISHING CONDITIONS TO BE CONSIDERED IN IMPLEMENTING SAID PLAN

WHEREAS the Walnut Creek Planning Commission on January 25, 1978 adopted a resolution initiating a specific plan study in the La Casa Via area; and

WHEREAS recommendations for Specific Plan No. 6 were brought before the City Council of the City of Walnut Creek on May 2, 1978 by the Community Development Department after consideration of said plan by the Planning Commission pursuant to Government Code Section 65450 et seq (Planning Commission Resolution No. 1808); and

WHEREAS on May 2 and June 20, 1978 the Walnut Creek City Council held a public hearing on said recommendation; and

WHEREAS on June 20, prior to its regular meeting, the Walnut Creek City Council conducted a field trip in the La Casa Via area; and

WHEREAS the City's existing General Plan designations do not provide specific guidance insofar as the future development of this unique area is concerned; and

WHEREAS the Open Space Element of the Walnut Creek General Plan calls for the formation of specific plans for various areas adjacent to major Open Space parcels; and

WHEREAS a Negative Declaration was completed in compliance with CEQA, State and City Guidelines and the City Council reviewed and considered the information contained therein,

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

Section 1. Specific Plan No. 6 (La Casa Via area) is hereby adopted pursuant to Government Code Section 65503 as recommended by the Planning Commission and the staff, with a minor amendment, and said plan consists of "Exhibit A" entitled "Specific Plan No. 6 La Casa Via Area" (map), and "Exhibit B" (findings and conditions) which are attached hereto and made a part hereof.

Section 2. The conditions set forth in "Exhibit B" shall be used as guidelines for the implementation of this specific plan.

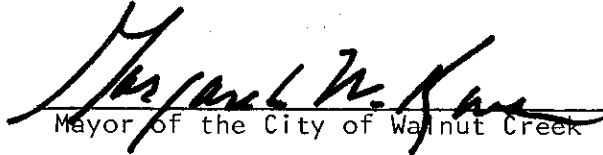
Section 3. The City Council does hereby request that the County Board of Supervisors initiate a specific plan study of the La Casa Via area described in Specific Plan No. 6 and that the study take the form of a review of Specific Plan No. 6 as attached.

It is further requested that the County Board of Supervisors refer Specific Plan No. 6 to the County Planning Commission for report to the County Board of Supervisors, and for its consideration for adoption of said Specific Plan.

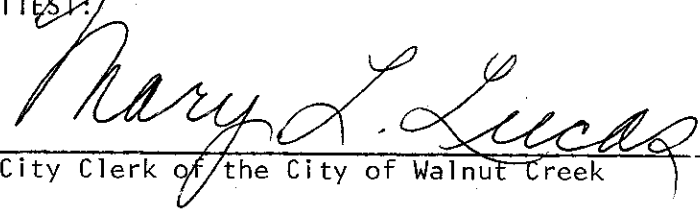
Section 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 18th day of July, 1978 by the following called vote:

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

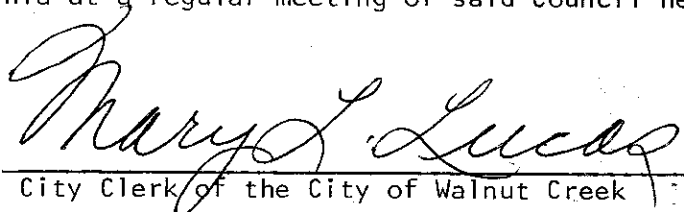


Mayor of the City of Walnut Creek

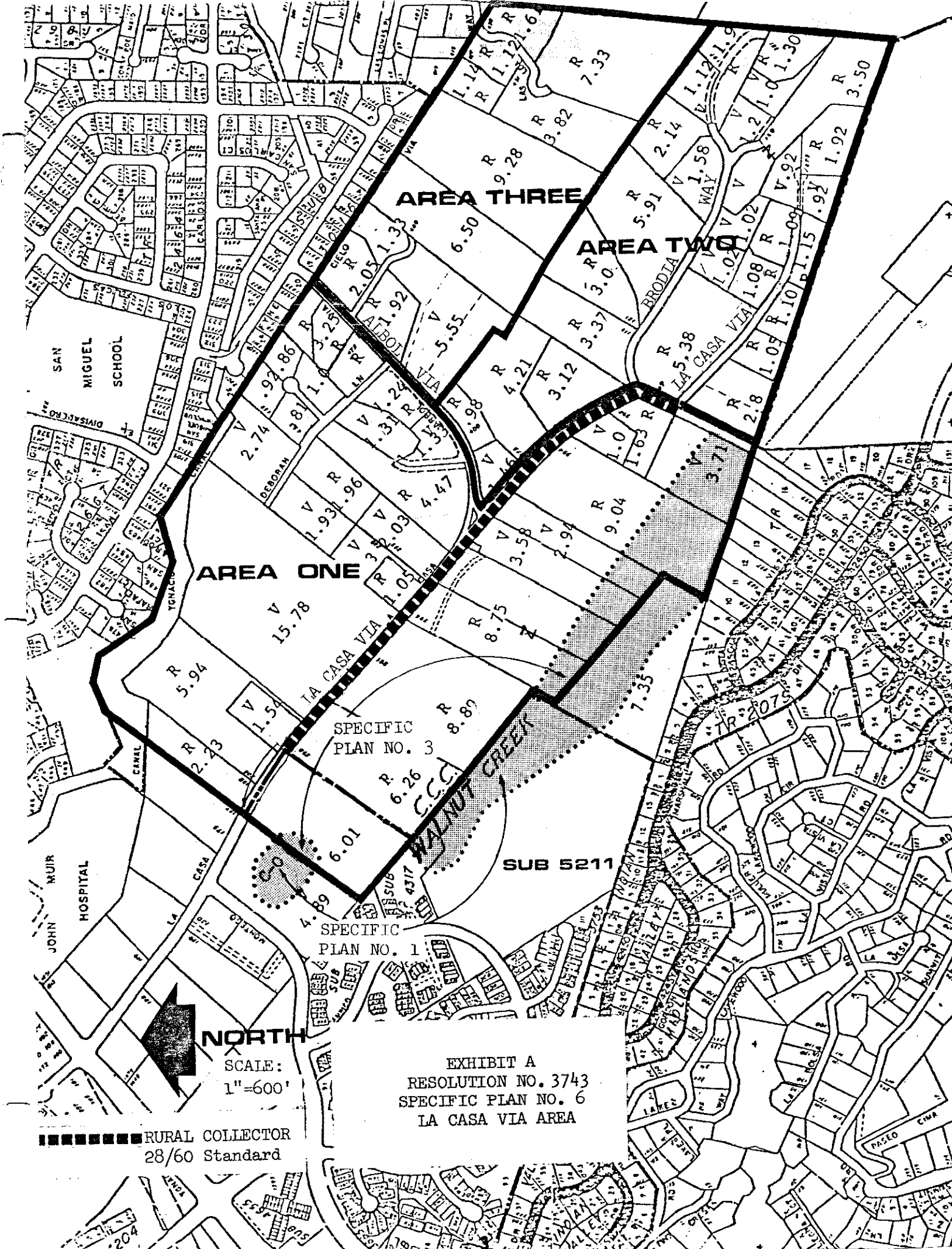
ATTEST:


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 18th day of July, 1978.



City Clerk of the City of Walnut Creek



AREA THREE

AREA TWO

AREA ONE

SPECIFIC
PLAN NO. 3

SPECIFIC
PLAN NO. 1

SUB 5211



NORTH

SCALE:
1"=600'

EXHIBIT A
RESOLUTION NO. 3743
SPECIFIC PLAN NO. 6
LA CASA VIA AREA

■■■■■■■■■■ RURAL COLLECTOR
28/60 Standard

EXHIBIT B

FINDINGS:

1. The purpose of this specific plan is to comply with the recommendations set forth in the Action Program of the Open Space Element of the Walnut Creek General Plan to prepare a specific plan for those areas adjacent to open space lands which are likely to be developed.
2. This area is unusual and unique due to its varied topography, its proximity to a major open space resource, and that it is presently a rural valley lying between two developed suburban residential areas. Furthermore, the potential for development in the La Casa Via area is somewhat constrained because of the area's unique hillside location, views from surrounding community areas, location of this area adjacent to a public open space resource lying between that public open space and a major public recreation facility (Heather Farm Park), and the desire of local residents and the City of Walnut Creek to maintain this area as a unique and a rural community.
3. The City's existing General Plan designations do not provide specific guidance as to the desire of the City insofar as the future development in this unique area is concerned. During the course of their deliberations, the Walnut Creek City Council and the Walnut Creek Planning Commission considered single family residential densities ranging from four units to the acre to one unit per five acres, medical office uses, church uses, and the preservation of ridge open space in highly visible areas.
4. Because inadequacies exist in downstream drainage facilities serving the La Casa Via area (zone #65), it will be necessary for the City Engineer of the City of Walnut Creek to make a detailed study of the downstream drainage facilities and to recommend to the City Council possible drainage solutions and possible methods of financing those solutions. The method of financing could be based on a per acre drainage fee at the time of development, and may include an additional fee based on the density of development.
5. The La Casa Via area is presently governed by Specific Plan No. 1 and No. 3. Specific Plan No. 6 does not amend Specific Plan No. 1 or No. 3, but is an adjunct to the remaining portions of the La Casa Via area not governed by those Specific Plans.
6. The northern portion of the La Casa Via area (Area 1, Exhibit A, attached), is a rolling hillside terrain where higher residential densities would be appropriate on the flatter portions of the valley, while low or open residential density would be appropriate on the hillside portions of the valley. The southern portion of the La Casa Via area (defined by Areas 2 and 3, Exhibit A, attached), is directly adjacent to public open space lands and, therefore, one acre and two acre minimum lot sizes are considered to be appropriate development densities.

CONDITIONS:

1. For that portion of the La Casa Via area designated as Area 1 on "Exhibit A" attached, the residential density permitted for any future development proposals shall be one dwelling unit per acre. A maximum density of two dwelling units per acre is subject to the City's discretion and could be granted, if future development proposals include substantial amenities such as minimizing development intensities along hillsides, ridges, and other highly visible areas, or includes open space areas, recreational easements, and off-site

improvements (roadway, drainage, and recreational pathways). Density transfer and half acre minimum lot sizes shall be permitted to accomplish this goal.

2. For that area designated as Area 2 on "Exhibit A", attached, minimum lot size shall be one acre. Future development proposals shall be well screened using landscaping and topographic features, and shall minimize development on hillsides, ridges and other highly visible areas.

3. For that area designated as Area 3 on "Exhibit A", attached, the residential density permitted for any future development proposals shall be one dwelling unit per two acres. A minimum lot size of one acre could be granted subject to the City's discretion if future development proposals include substantial amenities such as minimizing grading, minimizing development intensities along hillsides, ridges, and other highly visible areas, including open space areas, recreational easements, and off-site improvements (roadway, drainage, and recreational pathways). Additionally, future development proposals shall be well screened using landscaping and topographic features.

4. A Rural Collector Street Standard 28/60 (28 feet of pavement, 60 feet of right-of-way, no on-street parking) shall be established along La Casa Via as designated on "Exhibit A", attached, and a 30-foot minimum setback from the edge of right-of-way shall be required for all future development along La Casa Via.

5. Drainage fees shall be established for the construction of downstream drainage improvements necessary to mitigate adverse drainage impacts created by future development in this area, and that fee shall be as recommended by the City Engineer and adopted by the City Council.