

**CITY OF WALNUT CREEK
ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK
REZONING THE PROPERTY AT 1200 ROSSMOOR PARKWAY FROM PLANNED
DEVELOPMENT DISTRICT (PD) 1140 TO P-D [TBD] FOR THE
1200 ROSSMOOR PARKWAY GENERAL PLAN AMENDMENT AND REZONING
PROJECT
(APN: 186-030-056)**

The City Council of the City of Walnut Creek does ordain as follows:

Section 1. Background.

1. On June 6, 2023, the City Council held a public hearing and considered a pre-application request from the applicant and property owner, Thomas Bloxham to Amend the existing General Plan land use designation for 1200 Rossmoor Parkway from Office (OF), which is intended to accommodate high quality administrative, professional, and general business offices to General Retail (GR), in order to allow various retail and commercial uses at the site (Y23-024). Pursuant to Section 10-9.105 of the Walnut Creek Municipal Code, when considering a General Plan pre-application, the City Council may either 1) deny the proposed amendment or 2) direct staff to continue to process the proposed amendment through a formal application. The City Council carried a motion to support further consideration of the proposed General Plan Amendment and instructed staff to study and make recommendations regarding such amendment.
2. On August 4, 2023, the applicant and owner, Thomas Bloxham, formally filed Application No. Y23-063 for the proposed General Plan Amendment and Rezone of the singular property at 1200 Rossmoor Parkway (Project). The Project applications sought to allow a General Plan Amendment to change the existing land use designation for the property at 1200 Rossmoor Parkway from Office (OF) to General Retail (GR). The application also includes a request to rezone the property from the current zoning designation, Planned Development, PD-1140, to a new Planned Development based on the allowed uses and development standards within the Community Commercial zone, with a few exceptions. Pursuant to the existing Planned Development zoning for the property, the only allowed use at the subject site is a retail bank. No other allowed uses were noted. The applicant requests a General Plan Amendment and a PD Rezone to permit various retail and commercial uses at the site. ("Project"). The Project does not propose a specific development at this time but only requested legislative changes.
3. On May 29, 2025, the City filed a Notice of Intent to Adopt a Mitigated Negative Declaration with the Contra Costa County Clerk, and thereby initiated the minimum 30-day public review period, which extended from May 29, 2025, to 4:00 p.m. on June 30, 2025. Copies of the MND were made available for public review at City Hall, located at 1666 N. Main Street in Walnut Creek, and on the City Webpage for online review on the

New Development Projects Webpage (link) under “1200 Rossmoor Parkway GPA/Rezone”.

4. The MND considered the potential environmental impact of the Project with regard to aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise and vibration; population and housing; public services; recreation; transportation; tribal cultural resources; utilities and service systems, and wildfire.
5. The MND identified environmental impacts that potentially could be significant unless mitigated, prompting the preparation of mitigation measures, as detailed in the MND. All of the impacts identified in the MND as potentially significant will be reduced to a less-than-significant level through the implementation of the mitigation measures identified.
6. A written comment was received during the comment period in response to the Notice of Intent to Adopt a Mitigated Negative Declaration filed on May 29, 2025 from East Bay Municipal Utilities District (EBMUD) regarding typographic error reconciliation, the need for a water service estimate when a development project is being sought, and the provision of water conservation information. No other comments were received by the City.
7. On August 14, 2025, the Walnut Creek Planning Commission held a public hearing and, by Resolution Nos. 3988 and 3989, recommended the Walnut Creek City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve legislative changes requested by the Project.
8. On September 2, 2025, the Walnut Creek City Council held a public hearing to consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and the legislative changes requested by the Project. The City Council’s consideration does not include granting approval or entitlement for a specific development proposal; such subsequent project will be separately considered by the City against then applicable standards and regulations. At the September 2 public hearing, the City Council, by separate resolution, adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.
9. The Project requires:
 - a. Adoption of a Mitigated Negative Declaration;
 - b. Adoption of an amendment to “Walnut Creek General Plan 2025” to (i) change the land use designation of the 1200 Rossmoor Parkway from Office (“OF”) to General Retail (“GR”), and (ii) make conforming edits to other provisions in the General Plan to ensure consistency; and

- c. Adoption of a Planned Development Zoning Ordinance to rezone the 1200 Rossmoor Parkway site from P-D 1140 to this new P-D to establish specific land use and property regulations that will govern future development of the Project Site.
10. In considering adoption of the Planned Development Zoning Ordinance, City Council is guided by WCMC Article 17 of Part II of Chapter 2 of Title 10, which provides for the creation of Planned Development Districts within the City.

Section 2. Findings.

GENERAL FINDINGS

1. The foregoing background and recitals are true and correct and made a part of this Resolution.
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department for the City of Walnut Creek, 1666 North Main Street, Walnut Creek, CA 94596, and in the custody of the Community Development Director.
3. By separate resolution (City Council Reso. No 25-46), the City Council, exercising its independent judgment and analysis, has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Project including the proposed General Plan Amendment and P-D Rezone.
4. By separate resolution (City Council Reso. No. 25-47), the City Council has adopted a General Plan amendment to modify the General Plan land use category for 1200 Rossmoor Parkway from Office (OF) to General Retail (GR).

PLANNED DEVELOPMENT DISTRICT REZONING

The City Council hereby makes the following findings, guided by WCMC Article 17 of Part II of Chapter 2 of Title 10, which provides for the creation of Planned Development Districts within the City:

1. Pursuant to WCMC section 10-2.2.1701 “The purpose of the Planned Development District is to allow diversification in the relationship of various buildings, land uses, structures, and open spaces in order to be relieved from the rigid standards of conventional zoning. A Planned Development District shall comply with the regulations and provision of the General Plan and any applicable specific plan and shall provide adequate standards to promote the public, health, safety and general welfare without unduly inhibiting the advantages of modern building techniques and planning for residential or commercial purposes.”

2. This P-D implements the vision for future development set forth in the City's General Plan and furthers the intent of the following Policies and Actions, specifically:
 - a. That the City Council approved a General Plan Amendment to reflect that the 1200 Rossmoor Parkway site shall bear a General Plan land use designation of General Retail (GR). This P-D implements and is consistent with the GR designation as amended. The GR designation encourages a range of commercial and retail uses, which is appropriate to accompany the PD zoning based on the Community Commercial zoning use allowances.
 - b. The P-D is consistent with the FAR range established under the GR designation, and does not exceed the maximum allowable FAR.
 - c. General Plan Chapter 2, Policy 7.5 encourages safe, accessible senior activities, facilities, and services. The P-D is designed to allow a range of uses that will provide seniors in the nearby Rossmoor Community with a residential neighborhood offering, including senior activities, facilities, and services.
 - d. General Plan Chapter 2, Policy 1.2 aims to protect and enhance neighborhood amenities and services, including parks and shopping. The P-D would allow a range of retail uses to enhance the availability of shopping options in the area.
 - e. The General Plan designation allows for a range of commercial and retail uses in alignment with the proposed P-D. The General Retail (G-R) General Plan designation is consistent with that of other parcels in the area, including the east- and southeast-adjacent parcels, which also have the General Retail (G-R) designation.
3. The P-D Ordinance also provides adequate standards for promoting the public health, safety, and general welfare, without unduly inhibiting the advantages of modern building techniques and planning for residential or commercial purposes, as follows:
 - a. The P-D establishes land uses, use regulations, and development standards that will allow the 1200 Rossmoor Parkway site to include a range of uses based on the existing Community Commercial (CC) zoning district with a few modifications, including allowed office, retail, and commercial uses.
 - b. The P-D Ordinance establishes a new Planned Development for 1200 Rossmoor Parkway based on the land uses and standards under the existing Community Commercial zoning district, which provides adequate standards for promoting the public health, safety, and general welfare, without unduly inhibiting the advantages of modern building techniques and planning for residential or commercial purposes. Additionally, the PD Ordinance establishes allowable land uses, use regulations, and development standards that will allow the Project Site to be utilized and/or redeveloped without being overly constrained by rigid standards.

Section 3. Decision; Rezoning Project Site to P-D XXXX.

1. The 1.35-acre site at 1200 Rossmoor Parkway (APN: 186-030-056) (the “1200 Rossmoor Parkway site”) is rezoned from P-D 1140 to Planned Development (PD- TBD), subject to the following land use and property development regulations.

Section 4. P-D XXXXX Property Development Regulations.

The following schedule outlines land use regulations for the Planned Development District-XXXX, based on the existing Community Commercial zone standards, with changes to several permitted uses as highlighted below. Sections, subsections, paragraphs and text not included in the P-D are not included and shall independently remain in full force and effect.

1. Land Use Regulations:

The letters in the “Use Regulation” column in the following table are defined as follows:

- | | | |
|---|---|---|
| P | = | A permitted use. |
| L | = | A use permitted subject to certain limitations prescribed by the “Use Regulations” that immediately follow the table. |
| U | = | A use permitted on approval of a Conditional Use Permit |

Letters in parentheses in the “Additional Regulations” column are described in the “Additional Regulations” section following the “Use Regulations.” Where a Use Regulation or a letter in parenthesis is opposite a use classification heading, the referenced regulations shall apply to all use classifications under the heading. Land uses indicated by strikeout are not permitted.

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
A. Residential Use Classifications		(I)
1. Adult Day Care Home	P	
2. Congregate Living Facility	U	
3. Family Day Care Home		
a. Small Family Day Care Home	P	(A)
b. Large Family Day Care Home	P	(A)
4. Group Residential	U	
5. Multiple Family Residential	L(28)	
6. Residential Care Home	P	
7. Accessory Dwelling Unit		
a. Accessory Dwelling Unit	P	(L)
b. Junior Accessory Dwelling Unit	P	(L)

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
8. Single Family Residential		
9. Supportive Housing	L(30), L(31)	
10. Transitional Housing	L(30)	
B. Commercial Use Classifications		(B)
1. Ambulance Services	U	
2. Animal Sales and Service		
a. Animal Hospital	L(2)	
b. Animal: Retail Sales and Grooming	P	
c. Horse Stables		
d. Kennel		
3. Artist Studio	L(3)	
4. Banks and Savings and Loans		
a. Banks and Savings and Loans	L(4)	
(1) With Drive-up Service	U	
(2) With Automated Teller Machine	L(5)	
5. Catering Services	L(6)	(C)
6. Commercial Cannabis Business		
a. Commercial Cannabis Cultivation		
b. Commercial Cannabis Distribution		
c. Commercial Cannabis Manufacturing		
d. Commercial Cannabis Retail Dispensary		
(1) With Cannabis Delivery		
e. Nonstorefront Delivery Only Operation		
f. Commercial Cannabis Testing Laboratory		
7. Communication Facilities	L(7)	
8. Custom Manufacturing	L(3)	
9. Eating and/or Drinking Establishments		(J)
a. Eating and/or Drinking Establishments	P	
(1) With Wine and Beer Service Ending at or Before 11:00 p.m.	L(8)	
(2) With Wine and Beer Service Ending After 11:00 p.m.	L(9)	
(3) With Full Alcoholic Beverage Service Ending at or Before 11:00 p.m.	L(8)	
(4) With Full Alcoholic Beverage Service Ending After 11:00 p.m.	L(9)	

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
(5) With Live Entertainment	P	(D) (J)
(6) With Dancing	P	(D) (J)
(7) With Take-out Service	L(11)	
(a) Drive-up	L(12)	
(8) With Permanent Outdoor Seating	L(13)	
(9) With Off-site Distribution	U	(C)
(a) Micro-brewery	U	(C)
10. Food and Beverage Sales		
a. Food and Beverage Sales	P	
b. Convenience Market	P	
(1) With Gasoline Sales	U	(E)(F)
c. Specialty Food Shops	P	
(1) With Off-site Distribution	U	(C)
11. Funeral and Interment Services	L(14)	
12. Health Clubs	P	
13. Home Improvement Sales and Service	L(15)	
14. Horticultural Establishment		
15. Lumber and Building Material Yard		
16. Maintenance and Repair Service/Small Equipment	L(3)	
17. Mini Storage		
18. Nursery	L(15)	
19. Offices, Business and Professional		
a. Offices, Business and Professional	P	
(1) Offices, Medical	P	
20. Parking, Commercial Facility	L(17)	
21. Pawn Shop	L(18)	
22. Personal Improvement Services	L(19)	
23. Personal Services	P	
24. Recreation and Entertainment, Commercial		
a. Within a Building	U	
b. Outside a Building		
25. Research and Development Services		
26. Retail Sales/Rental	L(15)	
27. Vehicle/Equipment Sales and Service		

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
a. Automobile Rental/Leasing		
b. Automobile Sales/New and Used		
c. Automobile Washing	U	
d. Automobile Wrecking		
e. Service Stations	U	(E)(F)
(1) Automobile Washing	U	(F)
f. Vehicle/Equipment Repair		
(1) Limited Vehicle Service		
g. Vehicle/Equipment Sales and Rentals		
h. Vehicle Storage		
28. Visitor Accommodations		
a. Bed and Breakfast Inns	U	
b. Hotels	U	
c. Motels	U	
C. Industrial Use Classifications		
1. General Industry		
2. Limited Industry		
3. Research Development Industry		
4. Wholesaling, Distribution and Storage		
D. Agricultural Use Classifications		
1. Animal Husbandry		
2. Crop Production		
E. Community Facility Use Classifications		
1. Adult Day Care Facility	U	
2. Child Day Care Facility (Day Care Center)	U	(A)
3. Clubs and Lodges		
4. College, Public or Private		
5. Cultural Institutions		
a. Cultural Institutions	U	
b. Natural History/Science Museum		
6. Emergency Medical Care/No Inpatient	U	
7. Government Offices	P	
8. Hazardous Waste Management Facility		
9. Heliports		

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
10. Hospitals		
a. Acute Care		
b. Other		
11. Housing for the Homeless/Emergency Shelters	L(20)	(M)
12. Low Barrier Navigation Center	L(32)	(M)
13. Maintenance and Service Facilities		
14. Park and Recreation Facilities	P	
15. Public Parking Facilities	P	
16. Public Safety Facilities	P	
17. Public Transit Terminals		
18. Recycling Facilities		
a. Collection Facility		
(1) Reverse Vending Machine	L(21)	(H)
(2) Small Collection Facility	L(21)	(H)
(3) Large Collection Facility		
b. Processing Facility		
19. Religious Assembly	U	
20. Residential Care Facility		
21. Schools, Public or Private		
22. Skilled Nursing Facilities		
23. Utilities, Major	L(22)	
24. Utilities, Minor	P	
F. Accessory Uses		
1. Accessory Living Quarters		
2. Accessory Structure	L(23)	
3. Accessory Uses	L(24)	
a. Garage Sales		
b. Home Occupations	L(25)	
c. Personal Cannabis Cultivation	L(29)	(K)
G. Temporary Uses		(B)
1. Arts and Crafts Shows, Outdoor	L(26)	
2. Christmas Tree Sales	L(26)	
3. Civic/Community Events	L(26)	
4. Farmers Markets	L(26)	

LAND USE	USE REGULATIONS	ADDITIONAL REGULATIONS
5. Live Entertainment Events	L(26)	
6. Outdoor Seating/Eating and Drinking Establishment	L(13)	
7. Pumpkin Sales	L(26)	
8. Retail Sales, Outdoor	L(26)	
9. Swap Meets, Non-Recurring	L(26)	
10. Swap Meets, Recurring	L(26)	
11. Street Fairs	L(26)	
12. Vendor Carts	L(27)	
USE REGULATIONS		
L(1)	Repealed by Ord. 2248.	
L(2)	Animal Hospitals/Vet Services are permitted subject to the issuance of a Conditional Use Permit and shall not include the boarding of animals except for convalescence or medical examination.	
L(3)	Permitted provided that the primary use of the facility is retail sales. Where retail sales are not the primary use of the facility, the uses are not permitted.	
L(4)	Facilities that have a gross floor area of 1,000 square feet or less are permitted. Facilities that exceed 1,000 square feet in gross floor area are permitted on approval of a Conditional Use Permit.	
L(5)	If the ATM is to be located on the exterior wall of an existing bank or an off-site building, it shall be reviewed and approved by the Community Development Director. In approving the exterior ATM, the Community Development Director shall find that the ATM has adequate security and lighting and that queuing for the ATM does not impede pedestrian or vehicle traffic flow. A Conditional Use Permit shall be required if located in the Community Commercial district north of Geary Road. In addition to the findings listed above, the following findings must be made: a. The site fronts North Main Street with access from North Main Street, b. There is adequate space for short-term parking, and c. The ATM activity will not negatively impact the abutting residential area.	
L(6)	Permitted as an accessory use associated with Food and Beverage Sales or an Eating and Drinking Establishment, otherwise not permitted.	
L(7)	Permitted on floors above the ground level or on the ground level on approval of a Conditional Use Permit. In approving the use permit, the Planning Commission shall find that the proposed location is not suitable for retail use by virtue of its location, configuration, or relationship to streets, driveways or access ways.	
L(8)	Permitted upon approval of an Administrative Use Permit pursuant to Article 12 of Part III of the Zoning Ordinance.	

USE REGULATIONS	
L(9)	Not permitted if located within 600 feet of the boundary of any school (as defined in Article 4, Sec. 10-2.1.403.E) if providing full alcoholic beverage service. Otherwise, permitted upon approval of a Conditional Use Permit pursuant to Article 12 of Part III of the Zoning Ordinance.
L(10)	Not permitted if located within 600 feet of a school. A Conditional Use Permit shall be required if is to be located within 600 feet of the boundary of any hospital or residential zoning district, otherwise it is a permitted use. The criteria found in Section 10-2.4.605 shall not apply to such conditional use permit, nor shall any such use permit be modified or revoked except for reasons related to this paragraph. The Planning Commission shall grant the conditional use permit unless it finds that (1) noise from the interior of the facility will be audible from the hospital or residentially zoned property, or (2) noise from the parking lot, other than normal conversation levels, will be audible to the hospital or residentially zoned property.
L(11)	Permitted if the restaurant business is locally serving, as determined by the City Traffic Engineer. Businesses deemed not locally serving by the City Traffic Engineer are permitted upon approval of a Conditional Use Permit (CUP).
L(12)	A Conditional Use Permit is required. In the Community Commercial district north of Geary Road/Treat Boulevard, the use is prohibited. As an incentive to encourage development of the former co-op site and adjacent gas station site, (1510 Geary Road) a drive-thru restaurant may be conditionally permitted if it is associated with a larger development. If a Conditional Use Permit is not approved by September 11, 1998, the drive-thru use is prohibited.
L(13)	Outdoor seating which requires the construction of permanent structures or alterations to existing buildings shall be subject to Design Review (see Part IV, Article 12. Design Review). A Temporary Encroachment Permit is required for the temporary use of the public right-of-way for the placement of tables and chairs.
L(14)	Mortuaries are permitted upon approval of a Conditional Use Permit. All other uses within this category are not permitted.
L(15)	Permitted provided that all activity is conducted entirely within an enclosed building. Uses that include outdoor sales are permitted upon approval of a Conditional Use Permit subject to a finding that the outdoor sales does not negatively impact any abutting residential uses.
L(16)	Services of an optometrist in conjunction with retail sales of prescription and non-prescription eyeglasses is a permitted use. Other medical offices are permitted subject to L(7).
L(17)	A Temporary Commercial Parking Lot is permitted subject to the approval of a Minor Use Permit. A Permanent Commercial Parking Lot is permitted subject to the issuance of a Conditional Use Permit.
L(18)	In the Community Commercial district north of Geary Road, the use is prohibited; otherwise permitted.
L(19)	Business and Trade Schools are permitted subject to the issuance of a Conditional Use Permit. Fine arts, crafts, dance or music studios, exercise or aerobic studios, driving schools, and diet centers are permitted.

USE REGULATIONS	
L(20)	A Conditional Use Permit shall be required if housing for the homeless is to be located on any parcel within 600 feet of the boundary of any residential zoning district, otherwise it is a permitted use.
L(21)	Permitted subject to the approval of the Community Development Director.
L(22)	Electrical substations, aboveground electrical transmission lines, water pumping stations and switching buildings are permitted uses. All other uses within this classification are not permitted.
L(23)	Accessory structures are permitted subject to Sec. 10-2.2.1304 . Property Development Regulations.
L(24)	See the use regulation for the primary use classification.
L(25)	Home Occupations are permitted subject to the approval of a Home Occupation Permit (see Sec. 10-2.3.107 . Home Occupations).
L(26)	Permitted subject to the approval of a Temporary Activity Permit (see Sec. 10-2.3.118 . Temporary Activity Permits).
L(27)	Permitted if they are operating under the same business license as an immediate adjacent eating and drinking establishment or immediate adjacent retail establishment and are not within the public right-of-way.
L(28)	Conditionally permitted in areas designated as Mixed Use Commercial Emphasis (MU-C) or Mixed Use Residential Emphasis (MU-R) by the Walnut Creek General Plan, in all other General Plan land use classifications if at least 90 percent of the dwelling units are restricted units for low or very low income households, and in areas where multiple family residential uses are allowed pursuant to a specific plan; otherwise not permitted.
L(29)	Personal cannabis cultivation is permitted subject to the regulations outlined by Article 14 of Part III of the Zoning Ordinance.
L(30)	Supportive and transitional housing are subject only to those requirements and restrictions that apply to the residential use classification under which they operate (e.g., multiple-family residential, single-family residential, residential care home, etc.).
L(31)	Permitted by right when meeting the requirements of Section 65651 of the California Government Code and all objective standards applicable to multiple-family residential uses.
L(32)	Permitted by right when meeting the requirements of Section 65662 of the California Government Code.
ADDITIONAL USE REGULATIONS	
(A)	See Part III, Article 6. Child Day Care Facilities.
(B)	See Sec. 10-2.3.121 . Regulations for Outdoor Sales, Service, Display.
(C)	See Sec. 10-2.3.123 . Off-site Distribution, Eating and Drinking Establishments and Specialty Food Shops.
(D)	See Municipal Code, Title 4 . Chapter 11. Public Dance Permits.
(E)	See Sec. 10-2.3.122 . Service Stations; Convenience Markets with Gasoline Sales.
(F)	See Part III, Article 8. Concurrent Sales.

ADDITIONAL USE REGULATIONS	
(G)	See Part III, Article 2. Off-street Parking and Loading Regulations.
(H)	See Part III, Article 7. Recycling Facilities.
(I)	See Part III, Article 9. Inclusionary Housing.
(J)	See Part III, Article 12. Alcoholic Beverage Sales.
(K)	See Part III, Article 14. Personal and Commercial Cannabis Activities.
(L)	See Part III, Article 5, Accessory Dwelling Units.
(M)	See Part III, Article 16, Objective Standards for Emergency Shelters and Navigation Centers.

-+*

2. Land Use Regulations:

The following schedule prescribes development regulations for the Planned Development District based on the existing Community Commercial zone standards, with changes to the height and FAR as **highlighted below**. The symbol "NA" indicates that there is no restriction for that particular development regulation or it is not applicable in this District. Numbers in parentheses refer to the "Additional Development Regulations" following the schedule. If the Development Regulation column is blank, the development regulation is then outlined in the "Additional Regulation" footnote.

CLASSIFICATION	DEVELOPMENT REGULATIONS	ADDITIONAL REGULATIONS
A. Minimum Lot Area	NA	
B. Minimum Lot Width	NA	
C. Minimum Lot Frontage	NA	
D. Minimum Lot Depth	NA	
E. Minimum Setbacks		D(1) D(2)
1. Front	10'	D(3)
2. Side	10'	
3. Corner Side	10'	D(3)
4. Rear	20'	
F. Maximum Height	35 feet/two stories	D(4)
G. Density		
1. Residential		D(5)
2. Commercial	.5 FAR	
3. Mixed Use	.5 FAR	D(5)
H. Maximum Lot Coverage	NA	

I. Maximum Net Floor Area Ratio	.5 FAR	
J. Design Review	See Sec. 10-2.4.1202.	
K. Landscaping	See Part III, Article 11.	D(6)
L. Storage Space for Residential Units	200 cubic feet	D(7)
M. Fences and Walls	See Sec. 10-2.3.104.	
N. Antennas	See Sec. 10-2.3.120.	
O. Non-Conforming Conditions	See Part III, Article 3.	
P. Elevators	See Sec. 10-2.3.124.	
Q. Recycling Facilities	See Part III, Article 7.	
R. Parking and Loading	See Part III, Article 2.	
S. Signs	See Title 10, Chapter 8.	
T. Preservation of Trees	See Title 3. Chapter 8.	
U. Hillside Performance Standards	See Part III, Article 4.	
V. Stormwater Control	See Title 9, Chapter 16	

ADDITIONAL DEVELOPMENT REGULATIONS	
D(1)	See Sec. 10-2.3.106. Exclusion of Rights of Way.
D(2)	Refer to the Zoning Map for Future Street Line Setbacks.
D(3)	If the front lot line is substantially a continuation of a front lot line of an abutting lot that is in a residential zone district (even if it is separated by a street), the front setback shall be not less than the required front setback in the abutting residential zone district.
D(4)	The maximum building height shall be 35 feet/two-stories unless otherwise specified by the Zoning Map.
D(5)	For residential development refer to the General Plan—Chapter 4, Figure 9 (Mixed Use Floor Area Ratios).
D(6)	The full length of the front setback shall have a minimum 10' wide landscaped area unless the Design Review Commission can find that a lesser width is appropriate due to parcel size, shape or topography.
D(7)	The private storage space for a residential unit shall be weather-proofed and lockable private storage space in addition to guest, linen, pantry and clothes closets

	customarily provided. Such space may be provided in any location approved by the Community Development Department, but shall not be divided into two or more locations.
--	---

Section 5. Zoning Map Amendment.

The Community Development Director is hereby directed to make changes on the zoning maps of the City of Walnut Creek as amended by this ordinance.

Section 6. Effective Date.

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This ordinance shall become effective on the later of (a) the 31st day after its adoption, (2) the date the General Plan Amendment changing the land use designation of the 1200 Rossmoor Parkway site to General Retail (G-R) becomes effective.