



Woodlands Association
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Newsletter
Circulation: 555
families

Volume VI, Number III

August 18, 1972

Walnut Creek, Ca.

From the President

PROPOSED SHOPPING CENTER DEVELOPMENT

By a vote of 6-0, the Planning Commission voted on August 8 to recommend once again that the rezoning application for the southeast corner of Ygnacio Valley Road and Oak Grove Road be denied. My best information is that the City Council will consider this request on September 5, 1972, and that the public hearing will not be reopened.

It is becoming confusing to refer to this proposed development simply as the proposed shopping center. Mr. Burton is now moving forward with his plan for a shopping center, and John Carney will report the details of that below. For the sake of clarity, I will refer to this proposal as the Ginocchio/Ancona development.

Attached to this newsletter are four pages of material which the developer has submitted to us, and a pre-addressed postcard which the developer has also furnished. The developer believes that a new survey among Woodlands residents is appropriate because of changes he has made in the traffic flow element of his proposal, and because of the market survey performed at his request by a consultant. The postcard contains only one space for voting; according to our customary practice, both husband and wife are entitled to vote and to vote differently if they choose. Separate voting should be accomplished by using the letter H or W. To insure our ability to convey the results of this survey to the Council, please return the cards to me by August 28.

The area in question is presently zoned R10, single family residential. The owner, Mr. Ginocchio, refuses to price his land low enough to permit single family development of the corner parcel. Thus, developers claim it is uneconomical to develop the corner in accordance with the present zoning.

The General Plan permits the development of "neighborhood centers" in residential areas if a need for such centers is shown. The Municipal Code defines a neighborhood center as six acres or less. State law prohibits any development contrary to the General Plan. The developer contends that the Municipal Code definition need not be used to interpret the language of the General Plan, and that the proposed center (about 12 acres) is a neighborhood center within the "meaning" of the General Plan. I find it easier to decipher the "meaning" of the General Plan by looking at the Municipal Code rather than at the developer's wishes.

The market analysis which is used to demonstrate the community's need for this shopping center claims to show not just that the Ginocchio/Ancona center is needed, but that at the present time we need three more grocery stores the size of Safeway. A representative of Long's Drug Store (the proposed drug store tenant of the new center) says that Long's does not intend to use as much space as is indicated in the plans for the center. The market survey, however, indicates that much more drug store space is needed. The market survey also takes no account whatsoever of the impact of the addition of the shops in the proposed Burton shopping center. I think the survey is unbelievable, and that future needs will be met by the Burton center, which requires no significant zoning change.

The city staff has concluded that no need for a neighborhood center has been demonstrated. You can decide for yourself whether the shopping services in this immediate area are adequate now, whether they will be adequate after the addition of the Burton center, and whether any new facilities should be placed at this particular corner. You should also be aware that the proposal now calls for the installation of another traffic signal on Ygnacio Valley Road east of the Oak Grove intersection, very roughly in back of the Cabana Club. Your Board is unanimously opposed to the proposal, and is anxious to present to the City Council the results of the postcard survey.

In addition, we are aware that the developers have been lobbying extensively with the City Council members. Although a renewed public hearing is not contemplated, we urge you to write to the City Council (c/o Mayor Clemson, City Hall) concerning your views on this matter, or to contact any City Councilman you may know. We believe that Councilmen Clemson and Skaggs are inclined against the proposal; Councilman Hill and Schroeder are inclined in favor of the proposal; and Councilwoman Kovar is likely to provide the swing vote. It would also be useful for you to attend the City Council meeting to demonstrate by your presence the public interest in this matter.

SAFETY

I have been reminded that in addition to automobile safety, there is a need for bicycle safety. I have noticed a number of bicycle riders riding on the wrong side of the street, and failing to obey stop signs. This may seem a small matter, but a bicycle is often a small and difficult thing for a motorist to see, especially if the bicycle is in an unexpected place.

I have also been advised that people have been using the school grounds as a golf driving range and have caused property damage to adjacent homes. Risk of personal injury is also obvious. Because of these risks, the school grounds are not supposed to be used as a driving range, and you are asked to refrain from doing so.

Bill Armstrong, President
933-6506

TELEPHONE NUMBER CARD

Attached to this Newsletter is your 1972 Telephone Number card. Keep this card by your telephone as a handy reference to important telephone numbers.

BRIDGE, ANYONE?

Bridge is starting again! Even if you have played in the Woodlands Bridge group before please sign up again! You may sign for 1 or all sessions.

Please decide carefully before signing up for regular or sub - A regular is someone who saves the date and comes every time barring illness or something

unexpected. Too many people this year signed up as regulars and were actually subs as they only came once in a while. This makes it very difficult in planning at whose home it will be next and making the number of players come out even.

Please fill out the following slip and return to Claire Redden, 3422 Perada Dr. (935-7233) as soon as possible.

1st Tuesday	10:00 AM	Regular	Substitute	(circle one)
2nd Tuesday	10:00 AM	Regular	Substitute	
3rd Tuesday	10:00 AM	Regular	Substitute	
4th Tuesday	10:00 AM	Regular	Substitute	
4th Saturday - Couples - 8:00 PM		Regular	Substitute	

Any other time or date preferred? _____

Name _____ Address _____ Phone _____

Last year we played on Wednesdays but too many people felt because of the short school day on that day it would be better on another day.

Many of us will be taking lessons at Don Harrisons Bridge Center at 1342 Creekside Drive, Walnut Creek. These classes start at:

Beginning: Tuesday, Sept. 12 - 7:15 PM at Capwells
 Thursday, Sept. 14 - 10:00 AM at 1342 Creekside, W.C.
 Intermediate: Thursday, Sept. 14 - 1:15 PM at 1342 Creekside, W. C.
 Thursday, Sept. 14 - 7:15 PM at Capwells
 Call Don Harrison, 935-4440 for details or call Claire Redden.

NEIGHBORHOOD RECYCLING CENTER

The "Diablo Valley Environmental Action", with community support, has been sponsoring a monthly neighborhood recycling effort throughout the Diablo Valley area. The neighborhood centers are open from 9:30 to 12:30 the 3rd Saturday of every month*

Our Woodlands Center is currently located at Bradburys, 3511 Bayberry Drive.

Accepted for recycling are:

All aluminum cans(no "tin" or Bi-Metal) crushed. Sorry, no other aluminum (pie or T.V. plates or foil) is being bought at this time.

Glass jars or bottles - any color - with all metal removed(please rinse clean)

Start saving recyclables for our next collection day - September 16.

This was designed as a community project and any volunteer help would be gratefully received. Call Sally Bradbury at 933-4215 or Eco-Info(1:00 - 5:00) at 937-0209.

*Do not bring recyclables at any other time. At other times, they may be taken to Ygnacio Valley High.

CIVIC AFFAIRS

Hillside Zoning Ordinance

The Walnut Creek City Council unanimously approved a new zoning classification called Hillside Planned Development(HPD). This ordinance was passed to limit the amount of construction on hill property with a 10% or greater average slope.

The ordinance contains a formula for computing the average slope of any hillside parcel. Once the slope is calculated, reference to a graph will indicate the allowable housing density for the particular slope. However, the ordinance has several provisions which will allow density bonuses if the developer will include additional improvements, recreational facilities or other amenities. The ordinance does restrict the housing density from exceeding the density range for the property as indicated in the citys recently adopted General Plan.

In general, the developers feel the ordinance is too restrictive and some homeowners feel that it is too lenient and will allow too much development on the hillsides. For now we will have to watch and see how developments constructed under the HPD zoning affect the hills.

The Burton Center

At the request of the City Planning Commission, Mr. Burton has submitted a revised planned development proposal for his property on the northeast corner of Oak Grove Road and Citrus. ✓

The revised PD shows the nursery, hardware store and lumber supplies re-located to the eastside of the property. New buildings will be constructed on the property to contain a Botique type shopping center. The Commission, the Planning Staff and Mr. Burton agreed to limit the possible uses of the center to the following:

- | | |
|------------------------|---|
| two restaurants | florist |
| craft shop | candle shop |
| painting gallery | gourmet grocery(not to exceed 15,000 ft.) |
| ceramics shop | drug store(not to exceed 10,000 ft.) |
| sculpture shop | liquor store |
| 1 - Savings and Loan | 1 - Real Estate office |
| 1 - Fashion store | 1- Insurance office |
| artists materials shop | 1 - Bank(existing) |

The Planning Commission unanimously passed the ordinance for the revised PD. Your Board is generally in agreement with the proposed Burton Center. The new center is far superior to the previously approved Planned Development and we support Mr. Burton in his efforts to provide this type of shopping.

The ordinance is not yet approved, of course, because it must now be heard by the City Council. It has not yet been placed on the City Council calendar.

Recycle Your Aluminum Cans and Glass Containers

Seven sites in Walnut Creek will be open the third Saturday of every month to provide you with a place to start recycling materials. Deposits may be made from 9:30 AM to 12:30 PM at the following sites: Foothill Intermediate School, 2775 Cedro Lane, 3511 Bayberry(right here in the Woodlands), 2518 Casa Grande Court, 2104 Comistas, 151 Corte Del Prado, 724 Lisboa Court and 206 Los Cerros. Also, Ygnacio Valley High School is still taking cardboard, newspaper and glass for recycling. Pass the word to your friends.

Project Identification

For those of you who have not yet received marking pens and materials, the program is still in operation, but moving slowly. For those of you who are holding the equipment, please use it today and pass it on.

John Carney