



**THE HILTON GARDEN INN HOTEL PROJECT  
NOTICE OF INTENT, COMPLETION AND AVAILABILITY  
MITIGATED NEGATIVE DECLARATION (MND)  
CITY OF WALNUT CREEK**

**TO:** All Interested Parties

**DATE:** March 23, 2018

**PROJECT TITLE:** The Hilton Garden Inn

**SUBJECT:** Notice of Intent, Completion and Availability of a Draft Mitigated Negative Declaration for the Hilton Garden Inn Hotel

**REVIEW PERIOD:** Friday March 26, 2018 through Wednesday, April 25, 2018

**CASE NO.:** Application Y17-132 Hilton Garden Inn

**Project Location:** The project is located over the entirety of 470 and 490- Lawrence Way at the southwest quadrant of the Lawrence Way and Penniman Way intersection. Lawrence Way is a two-lane roadway in a one-way configuration, with traffic running in a northbound direction. Lawrence Way serves as the main connection to a northbound I-680 onramp. Penniman Way is a two-lane east-west roadway connecting North Main Street and Lawrence Way and serves as an on/off-ramp for northbound I-680. (APN's 173-121-046 and 173-121-047)

**Project Description:** Tharaldson Hospitality Development proposes development of a new Hilton Garden Inn (HGI) consisting of a four-story hotel with 124 guest rooms, 113 on-site parking spaces at grade, on-site guest amenities, outside pool area, landscaping and signage. The proposed project would involve demolishing two existing City-owned buildings and redeveloping the project site with a hotel development on 2.26 acres covering two parcels located at 470-490 Lawrence Way.

The proposed hotel would include a four-story short-term-stay hotel with approximately 72,964 square feet of building area. The ground floor of the hotel would include the lobby, lounge, dining room, buffet space, bar, kitchen, two meeting rooms, fitness center, sales office, employee lounge, laundry room, offices, ten guest rooms, and electrical, mechanical, and storage spaces, as well as access to the outdoor pool and hot tub area. The outdoor pool and hot tub would be located in the northern portion of the project site, screened from the Lawrence Way frontage by a fence and landscaping. The second, third and fourth floors would each include thirty eight guest rooms, storage and linen spaces, telecommunications room, and elevator lobby.

The project would require the following City approvals:

Zoning Ordinance Amendment: Re-zone the Project Site from A-S to P-D, establishing use and development standards including setbacks, building height, FAR and parking;

Design Review: The Design Review Commission to consider Final Design Review for a new commercial building.

**ENVIRONMENTAL REVIEW:**

The City is hereby releasing the Mitigated Negative Declaration for public review. A copy of the MND and all documents referenced therein may be reviewed in the City of Walnut Creek, Community & Economic Development Department, 1666 North Main Street, Walnut Creek from Monday through Friday, between 8:00 a.m. and 5:00 p.m.

**Public Comment Period: March 26, 2018 to April 25, 2018.** Comments shall be made in writing. Please address all written comments to Chip Griffin, Senior Planner, City of Walnut Creek Community & Economic Development Department, Planning Division, 1666 N. Main Street, Walnut Creek, California 94596; or sent via email to [griffin@walnut-creek.org](mailto:griffin@walnut-creek.org). Comments must be received no later than **4:00 p.m. on Wednesday, April 25, 2018.**

For further information please contact Chip Griffin, Senior Planner, at (925) 943-5899 ext. 2678 or via email at [griffin@walnut-creek.org](mailto:griffin@walnut-creek.org).

  
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CHIP GRIFFIN, SENIOR PLANNER  
Community & Economic Development Department

File Number: Y17-132

Date of Notice: March 23, 2018