

CITY OF WALNUT CREEK

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the City of Walnut Creek intends to adopt a Mitigated Negative Declaration for the following project:

Project Titles: Sherwin-Williams Paint Store / Parking Area Alterations / Lot 3 Grading, and Amy’s Drive-Thru Restaurant

Work Order Numbers: Y19-016 & Y19-055

Project Location: 1510 Second Avenue (APN 171-092-023)
1530 Second Avenue (APN 171-092-024)
2717 North Main Street (APN 171-092-025)

Project Description: The Project consists of three components. The first phase would preserve a two-story, 18,000 square-foot building occupied by Masses Sports Bar & Grill on Lot 1, develop a new 4,037 square-foot, one-story retail building for Sherwin-Williams Paints on Lot 2, and grade Lot 3 in preparation for Amy’s Drive-Thru Restaurant. The initial scope also includes:

- Landscaping and additional on-site parking for the Masses Building and requisite parking for Sherwin-Williams;
- A driveway and drive aisle from Second Avenue;
- An eight-foot tall, sound-attenuating masonry wall along the west property line; and,
- The preliminary grading and drainage design in anticipation of redevelopment of all three lots.

Subsequently on Lot 3, the latter phase consists of a new 3,950 square-foot, one-story restaurant building with one drive-up service lane, parking, and landscaping. A minimum of 79 parking stalls are required. The drive-up lane proposes two drive-up lanes which merge into one lane with one order kiosks. As proposed, approximately 12 vehicles could be accommodated in the drive-up lanes.

The 2.42-acre site is located at the northwest corner of Second Avenue and North Main Street, and abuts the Contra Costa Canal to the north and three single-family homes on Vartan Court to the west. To the south across Second Avenue are vehicle-related uses and to the east across North Main Street are vehicle service and retail uses including two other paint stores (Benjamin Moore and Kelly-Moore).

The site is characterized by the two-story building occupied by Masses Sports Bar & Grill on the northernmost lot (Lot 1) and a former single-family home on the southernmost lot (Lot 3) that sits atop a knoll fronting Second Avenue which has previously been converted to retail use. To the west of the former home is a two-story office building. Behind the Masses building and extending along the north property line is a one-story, multi-tenant building currently occupied by service uses. Parallel to the west property line is a vacant service building designed with raised loading platforms. At the center of the site on Lot 2, where Sherwin Williams is proposed, is a vacant 2,143 square-foot, single-story concrete building. In sum, the proposed Project reflects a net decrease of 11,726 square feet of commercial floor area on the 2.42-acre site.

A copy of the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration may be reviewed in the City of Walnut Creek, Community Development Department, 1666 North Main Street, Walnut Creek from Monday through Thursday, between 8:00 a.m. and 5:00 p.m.

Public Comment Period: August 20, 2019 to September 9, 2019. The period for accepting comments on the adequacy of the environmental documents extends to **5:00 p.m., September 9, 2019.** Written comments may be sent to the following:

Alan B. Carreon, Associate Planner
City of Walnut Creek
Community & Economic Development Department
1666 North Main Street
Walnut Creek, CA 94596