



Courtesy Notice

CITY OF WALNUT CREEK

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

PUBLIC COMMENT PERIOD	May 29, 2025, to 4:00 p.m. on June 30, 2025
PROJECT NAME APPLICATION TYPE & APP. #	1200 Rossmoor Parkway General Plan Amendment (GPA) and Rezone (RZ) Application No. Y23-063
PROJECT LOCATION	1200 Rossmoor Parkway APN: 186-030-056
PROJECT DESCRIPTION	The proposed project is for a General Plan amendment and Rezone, to change the General Plan land use and zoning designations for a single property at 1200 Rossmoor Parkway in the City of Walnut Creek. The existing land use designation for the property is Office (OF) in the Walnut Creek General Plan, and the property is zoned Planned Development (PD) 1140 for Bank Use. The proposed project would change the General Plan designation of the project site to General Retail and establish a new PD zoning designation for the property that would allow a variety of uses, based on the allowed uses and development standards in the existing Community Commercial (CC) District with a few modifications. The new PD would incorporate the existing regulations of the CC zone with modifications to the allowed height and floor area ratio (FAR) and permitting requirements for a few uses. Specifically, the proposed PD would remove the conditional use permit (CUP) requirement for banks/savings/loans over 1,000 square feet, ground floor professional office, ground floor medical office, and standalone restaurants with take-out for locally serving. The FAR would be increased from 0.3 allowed in the CC zone to a maximum FAR of 0.5 for Commercial and Mixed-Uses in the new PD. The development regulations would allow potential developments for buildings of two stories, with a maximum 35-foot height limit. No physical changes, construction, or development are proposed for the property, and the existing uses and conditions of the property (including operations and any existing buildings, structures, and improvements) would remain the same. Future development for the project site would be consistent with the proposed general plan land use designation and zoning regulations. A Notice of Intent (NOI) has been posted with the Contra Costa County Clerk https://www.walnutcreekca.gov/government/community-development-department/development-projects
GENERAL PLAN ZONING	Office (OF) Planned Development (PD-1140)
APPLICANT/ OWNER	Thomas L Bloxham; 91 Gregory Lane, Suite 5, Pleasant Hill, CA 94523; thomaslbloxham@gmail.com
STAFF CONTACT	Chip Griffin, Principal Planner (925) 943-5899 x2678 email: griffin@walnutcreekca.gov

Persons having comments concerning this project, including objections to the basis of the determination set forth in the Initial Study/Mitigated Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to the Staff person listed above.

/s/ Chip Griffin, Principal Planner



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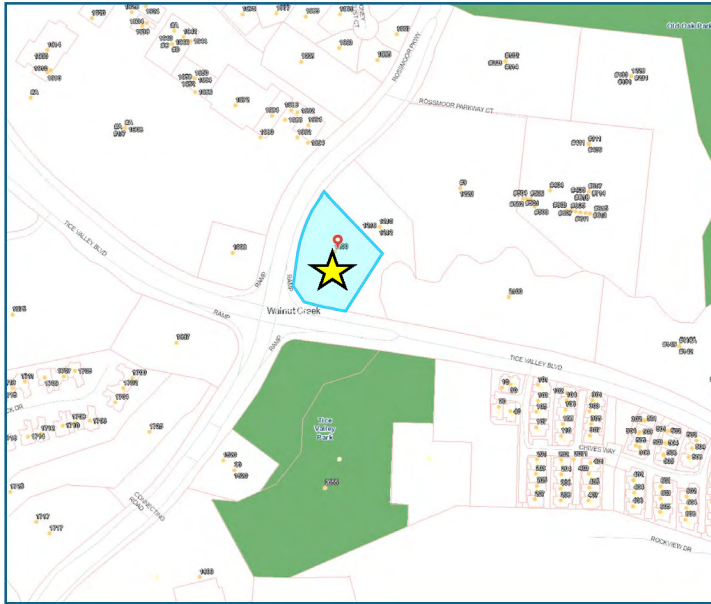
/s/ Chip Griffin, Principal Planner



City of Walnut Creek
CDD – PLANNING DEPT.
1666 N. Main Street
Walnut Creek, CA 94596

Project Site (star)

You are receiving this notice because you are a property owner
within 300 feet of the project below:



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