



City of Albany

1000 San Pablo Ave.
Albany, CA 94706

**NOTICE OF AVAILABILITY
A DRAFT NEGATIVE DECLARATION FOR A NEW BOUTIQUE AUTO CENTER**

In accordance with the California Environmental Quality Act, the City of Albany has completed an Initial Study/Negative Declaration for a new boutique auto center at 1035 Eastshore Freeway.

Date: April 12, 2012

Name of Project: Albany Boutique Auto Center

Location: The proposed commercial building will be located at 1035 Eastshore Highway. The project site is an acre parcel just off Eastshore Highway in southwest Albany within the area addressed by the City of Albany's Cleveland Avenue/Eastshore Highway Redevelopment Plan, which was approved in 1998.

Project Description: The applicant proposes to develop the project site with a commercial building to be used as a car sales facility and repair facility. The building is proposed to be 8,304 square feet with a maximum height of 23 feet 9.5 inches with 63 parking spaces.

The site is a vacant flat pad adjacent to an improved parking lot and park of a larger commercially developed site (Target Store). Access to the site is provided via an improved single access driveway. This access is shared with the existing Target retail store. The portion of the site proposed for the Boutique Car Sales and Service was originally designated for a restaurant/retail and has been described as a flex space area allowing for other commercial uses as well. The project area is currently used for overflow parking during the busy holiday shopping season and for employees. The project includes the demarcation and use of 63 parking spaces by the auto dealership. In addition to sales on site automobile repair service will be provided for cars sold and under warranty.

The project will require the following entitlements:

- (a) Major Conditional Use Permit to permit auto repair and sales within a commercial mixed-use district.
- (b) Design Review for the construction of a new 8,304 sq. ft. building which will house an auto sales and repair operation.

Lead Agency: City of Albany

Lead Agency Contact Person: Anne Hersch, City Planner, City of Albany Community Development Dept.

Phone Number: (510) 528-5765

Review Period: Begins: April 18, 2012 Ends: May 18, 2012

Availability of Documents: The Draft Negative Declaration, supporting Initial Study and the project application are available for review at:

Albany Community Development Department, 1000 San Pablo Avenue, Albany, CA 94706
Albany Library, 1247 Marin Avenue, Albany, CA 94706
City of Albany Website, <http://www.albanyca.org/>

Where to Send Comments: All written comments on the Draft Negative Declaration must be submitted by 5:00 p.m. on Wednesday May 16, 2012.

City of Albany, Community Development Department
Attention: Anne Hersch
1000 San Pablo Avenue
Albany, CA 94706
ahersch@albanyca.org

Tentative Planning & Zoning Commission Public Hearing Date: Tuesday June 12, 2012, 7:30 pm

Anticipated Significant Impacts: The proposed project does not have a significant effect on the environment.

Hazards: The project site is not included in any of the hazardous materials/contaminated sites lists compiled pursuant to Government Code Section 65962.5.

Signature: *Anne Hersch*

Date: April 13, 2012