



City of Davis
Planning Commission Meeting Agenda
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, August 24, 2016
7:00 P.M.

Commission Members: Herman Boschken, Cheryl Essex, Marilee Hanson (Vice Chair), Cristina Ramirez, Stephen Streeter, Stephen Mikesell (Alternate)

Absent: Rob Hofmann (Chair), George Hague

Staff: Assistant Community Development/Sustainability Director Ash Feeney;
Community Development Administrator Katherine Hess, Planning
Technician Tom Callinan

1. Call to Order

Meeting was called to order at 7:02 p.m.

2. Approval of Agenda

H. Boscken moved, seconded by S. Streeter, to approve the agenda.

Motion passed by the following vote:

AYES: Boschken, Essex, Hanson, Ramirez, Streeter, Mikesell

NOES: None

ABSENT: Hague, Hofmann

3. Brief Announcements from Staff, Commissioners, and Liaisons

None

4. Public Comment

None

5. Regular Items

A. Public Hearing: Kaia Fit / 417 Mace Boulevard, Ste. 12; Planning Application #16-26; Conditional Use Permit #4-16.

Planning Technician Tom Callinan: Provided project application overview— request for Conditional Use Permit to allow long-term fitness studio use in the proposed 3,100 sq. ft. tenant space within El Macero neighborhood shopping center. Applicant currently holds Temporary Use Permit for use in a transitory space at the shopping center.

Chair Hanson opened the public hearing and, after no comments, closed the public hearing.

S. Streeter moved, seconded by S. Mikesell to determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301

(Existing Facilities) as permitting, leasing, minor alteration, and operation of existing structures; and approve Planning Application #16-26 for Conditional Use Permit #4-16 to permit a fitness studio at 417 Mace Boulevard, Suite 12, based on the findings and subject to the conditions.

Motion passed by the following vote:

AYES: Boschken, Essex, Hanson, Ramirez, Streeter, Mikesell

NOES: None

ABSENT: Hague, Hofmann

- B. Public Hearing: Hyatt House Hotel / 2750 Cowell Boulevard;** Planning Application #15-60: Mitigated Negative Declaration #4-15, General Plan Amendment #4-16, South Davis Specific Plan Amendment # 2-16, Rezoning and Planned Development Amendment #7-15, Conditional Use Permit #5-15, Minor Modification #4-16, and Design Review #25-15.

Community Development Administrator Katherine Hess: Provided project overview. Proposed four-story extended stay hotel with 120 guest rooms, and accessory use facilities. Site is located on the currently vacant 2.031-acre parcel in South Davis. The proposal includes a surface parking lot, various sustainability features, and bicycle/pedestrian access and improvements on Cowell Boulevard. Initial study conducted, environmental review, found less than significant impacts to aesthetics, air quality, noise and traffic. Project Applications: 1) Amendment to the General Plan– allow hotel use within the business park; 2) Amendment to South Davis Specific Plan– allow proposed landscaping per Planned Development requirements; 3) Rezone/Planned Development Amendment– conditionally allow extended-stay hotels, outdoor recreation area, fourth story, and signage via administrative review; and 4) Hotel Conditional Use Permit, Final Planned Development, Minor Modifications to building height and reduction in parking spaces, and additional applications subject to site plan and architectural review.

Guneet Bajwa, Applicant: Hyatt House Brand overview. Site location ideal, close to amenities, campus, and visible from I-80. LEED Gold and Zero Net sustainability features. First extended-stay hotel in Davis, global brand.

Bill Habicht, Applicant team: Neighborhood Engagement– held three neighborhood meetings with neighbors within 500 feet of project site. Revised project plans as a result of community meetings.

Rick Harper, Applicant Team: Overview project design and architecture. Sight lines– view of hotel structure from neighboring residences and potential view from fourth floor onto neighboring residences. Determined low impact. Overview Design Changes.

Sid England, Applicant team: Sustainability features– Project to meet third party sustainability standards. Energy efficient design, generate renewable energy on site and purchase offsite renewable energy through Davis Choice Energy. Provide information to guests online and at site regarding sustainable transportation means during visit. Access

to bicycle/pedestrian trails, rental bicycles, and transportation.

Chair Hanson opened the public hearing

- Alan Pryor, Carlos Casillas, Neil Denoa, Alissa Burnett, Dan Zates, Karen Ashdale, Tannis Falson, Levi Souza, Juliana, Nancy Cornwell, Christy Remmal, Josh Jones, Greg Schwab, Colin Walsh, Jen Boschee, Elena Gurerro, Margaret Messick, Violet Munduner, and Jim Danzer spoke in opposition to the proposed project. Comments included: City cannot support two extended stay hotels. Request commission continue item and review both hotel proposals together. 70% occupancy not realistic, not enough events in Davis to require additional hotels. Circulated online petition, collected over 200 signatures opposing project. Residents just outside noticing radius did not see publications regarding project or community meetings except for flyers on light post. Current zoning as Light Industrial, business operations during normal hours; project will have 24-hour occupancy. Project too large, proximity too close to neighborhood. Will allow adjacent parcels to have similar zoning, destructive to neighborhood. Project fails to meet City Council established criteria for hotel proposals. Building should not run parallel or face neighborhood parcels. Parking lot will produce light pollution. Proposal intrudes on homeowners' rights to reasonable expectation of privacy. Applicant's photos misleading; taken prior to fire damage to the trees and City landscaping that no longer blocks sight lines. Trees not in good health, no privacy if removed. Replaced trees will take decades to grow back. Seasonal changes will affect sight lines. Development will ruin habitat. Concerned with safety of children at adjacent gymnastics center; hotels don't always attract best element of people. Fear hotel guests overlooking resident backyards, threatens children's safety and safe development. Guests smoke in parking lots. Noise abatement is non-issue, knowingly bought homes adjacent to freeway and railroad. Adverse effect to original visions in South Davis Specific Plan, plan has not been followed. Zoning should control development, not vice versa. Concerned project failure will leave negative infill, what other use for building if fails? How will project affect home values? Renewable energy estimates not correct, project not sustainable. All residents in neighborhood will be affected by project traffic impacts; will add to existing traffic already impacted after recent developments nearby. Express concerns regarding emergency access.
- Susan Kirby, Davis Chamber of Commerce; Natalie Nelson, Pence Gallery; James Major, Davis Diamonds Gymnastics; Alan Humason, Yolo County Visitors Bureau; Sinisa Novakovic, Davis Downtown; Daniel Parrella, Jump Start Davis; Andrew Newman, Davis Downtown; Kevin Yuan, Davis Downtown; Mina Mahan; Dan Carson; Cindy Pickett; Kristie Adams; Joy Cohan; Mark West; Matt Williams spoke in support of proposed project. Comments included: Extended stay amenities not currently offered in Davis. Need accommodate peak lodging demands in Davis; families and prospective students, University consultants and business representatives from out of town need hotel facilities. Consider families who travel during holidays. Chamber supports strategic expansion and economic development. Davis Downtown unanimously support. Urge commission not to hesitate approval of project in anticipation that something better may come along

later. Residents know parcel will be developed; consider what type of use and who is building on parcel. Proposal brought forward by long time Davis residents, understand community needs and values. Project applicants held meetings for neighbors. Willing to work with residents, open to negotiate. Many low-income families at Marguerite Montgomery Elementary, applicant commitment to support local schools and community amenities. Neighboring residents fears unrealistic. Applicant open to installations of art in and around hotel facility; support access to public art and local art organizations. Air BnB and private vacation rentals in Davis do not fiscally benefit City. Economic development huge concern for the City. Fiscal analysis determines little to no impact on existing hotels. Finance and Budget Commission scheduled to review project in upcoming meeting Sept 12. Will generate revenue by tapping into unmet market in Davis. Extensive vandalism in current business facility adjacent to project site. Additional traffic and business will make parking lot and area safer. Business will likely increase quality of current substandard utilities in South Davis. Hotel offer place to stay for visitors during gymnastics competitions. Would provide benefit to local sports needs; out of town competitions. Project site near Playfields Park, compatible use with adjacent gymnastics building. Downtown businesses encourage projects that support bringing more people into Davis, bring additional events can be supported in town.

- Tim Ruff: Parcel was previously part of larger parcel. Front parcel difficult to find appropriate project for site. Davis diamonds project was placed on 1 acre of parcel. Parcel has existed for 25 years.
- James Percy: Live adjacent to previous infill project. Issues have arisen from project have had adverse impacts to neighboring greenbelt. Support smart infill projects, commission's job is to protect neighbors from excessive densification.
- Scott Davis: Live within 500 feet of four-story apartment complex. Was highly controversial at the time of proposal, but in retrospect has become positive use for neighborhood. Noise abatement has benefited neighborhood. Neutral toward proposed project.

Chair Hanson closed Public Hearing.

Meeting recessed at 9:18p.m. and reconvened at 9:30p.m..

Katherine: Previous conceptual proposal on project site consisted of Office Research & Development with some residential. Consideration of planting additional landscaping would require analysis of type, competition for water, etc. Potential to plant trees on private property, and in yards along Albany. Would need to go through review by City staff. Police Department staff report no concerns regarding safety or public safety vehicle access with proposed project. Research regarding landscaping in project design may need to be modified with final plans.

A. Feeney: Condition of approval for City arborist to analyze landscaping.

Commissioner comments included:

- C. Essex: Concerns regarding security and vandalism issues with existing empty lot, would benefit neighbors not to have the adverse effects from the existing empty lot. Sufficient transportation access throughout Davis exists near project site. Benefits to out of town family members to stay close by. Davis is open community, continuously strives to be model community to out of town visitors. Benefit to City to provide facilities to University visitors, revenue generations, house families, could increase security in neighborhood. Local investments in schools. Reasonable concern regarding truck routes. Strong concerns regarding privacy impacts to neighbors. Does not adequately mitigate privacy concerns to neighboring residences. Possible for neighbors to deliberate on placement of potential tree screens on properties. Proposed landscaping and conditions are not adequate for neighboring residences.
- M. Hanson: Benefits of a long-term hotel are not necessarily site specific. City changes zoning on new homeowners who purchase homes with expectation of neighborhood aesthetics, current zoning, and expectation of privacy. Urge commission to keep in mind views if project was proposed behind own residences, seriously consider neighbor concerns.
- S. Streeter: Concerned with south facing windows at the third and fourth levels of proposed building. Number of jobs were not addressed in fiscal analysis presented by citizen. Applicant agreement to requests by South Davis community members should be formally set. Parking concerns need to be addressed. Project as stands potentially poses need for additional conditions.
- H. Boschken: Would like more quantitative information. Project proposal connection with Embassy Suites. How is access fulfilled regarding any location in Davis? Shuttle service to other locations in Davis, one shuttle is not sufficient. Need exists for extended stay facilities in Davis. Project site is not immediately accessible from either I-80 off-ramps. If multiple venues were to benefit from facilities, would require more extensive signage in and around South Davis.
- S. Mikesell: Project as proposed would not likely reach nuisance level in neighborhood. Number one concern commission should consider is privacy.

Herman move, seconded by C Essex, to continue the item to Planning Commission meeting of September 14, 2017.

C. Essex proposed Friendly Amendment: Request that staff schedule a special meeting to facilitate a site visit between now and the next formal meeting to evaluate the proposed project in the context of surrounding land uses. Accepted by mover.

Meeting recessed 10:16 p.m. and reconvened 10:22 p.m.

A. Feeney: Staff will work out logistics to accommodate a site visit before the next regularly scheduled meeting.

Motion passed by the following vote:

AYES: Boschken, Essex, Hanson, Ramirez, Streeter, Mikesell

NOES: None

ABSENT: Hague, Hofmann

- 6. Commission and Staff Communications** (Includes upcoming meeting items, events, sub-committee reports, reports on meetings attended, inter-jurisdictional bodies, inter-commission liaisons, etc.)

- A. Upcoming Meeting Dates**

- A. Feeney: The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, September 14, 2016. Council workshop on Form Based Codes September 13th. Fermi Place tentative.

- 7. Adjournment.**

- Meeting adjourned at 10:35 p.m.