



City of Davis

Planning Commission Special Meeting Minutes

“Hyatt House Hotel” Site Visit

Greenbelt location on southside of 2750 Cowell Boulevard, Davis, CA 95618

Wednesday, September 7, 2016

8:00 A.M.

Commission Members: Herman Boschken, Cheryl Essex, Marilee Hanson (Vice Chair), Rob Hofmann (Chair, arrived 8:30 A.M.), Stephen Streeter, Stephen Mikesell (Alternate)

Absent: George Hague, Cristina Ramirez

Staff: Community Development/Sustainability Assistant Director Ash Feeney;
Community Development Administrator Katherine Hess

1. Call to Order & Roll Call

Meeting was called to order at 8:09 A.M. by Vice-Chair Hanson.

2. Approval of Agenda

The Agenda was approved by consensus.

3. Public Comment

- Neil Dhanowa, Carlos Casillas, Kelly Thompson, Elena Guererro, Alissa Burnett, Janis Rosenberg, Bridget Boyd, Karen Ashby, Alan Pryor, Maynard Skinner, and Warren Mickey spoke in opposition to the proposal. Comments included: Concerns regarding noise, privacy and safety impacts. Strangers on the greenbelt and in the neighborhood. Additional concerns related to building height, maintenance over time, impacts on property values, changes to General Plan and zoning, impacts on trees and consequences of future tree loss. Concerns about density, building layout, and market capacity. Prefer smaller building with underground parking. Hotels should be located close to downtown. Proposed location will increase congestion on Richards Boulevard.

4. Regular Items

A. Site visit of proposed “Hyatt House Hotel” location, 2750 Cowell Boulevard

Community Development Administrator Katherine Hess: Provided brief overview of proposed project and intention of site visit.

Guneet Bajwa, Applicant: Provided description of the balloon pillars and drone photography on the site. Provided demonstration of building height and views from the third and fourth story windows provided by the drone.

Rick Harper of HRG Architects on the applicant team introduced possible screening concepts for upper-story windows and responded to questions from Commissioners and the public.

Public comment

- Alan Pryor, Karen Ashby, Carol Angus, Alyssa Burnett, and Kelly Thompson spoke in opposition to the proposal. Comments included: Concerns regarding headlights from the parking lot, increase in neighborhood noise, smoking in the parking lot, safety, and impacts to greenbelt trees.

5. Adjournment

Meeting adjourned at 8:57 A.M.