



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, September 14, 2016**  
**7:00 P.M.**

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

Staff: Assistant Community Development/Sustainability Director Ash Feeney; Community Development Administrator Katherine Hess, Planner Cathy Camacho

---

**1. Call to Order**

Meeting was called to order at 7:03 p.m.

**2. Approval of Agenda**

G. Hague moved, seconded by C. Ramirez

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

A. Feeney: Thank commission members able to attend City Council workshop on Form Based Codes. Expect additional discussion, and engagement with CASP PC subcommittee. NOP meeting on Olive Drive

S. Streeter: Ace Hardware item from previous meeting in June— concerned with safety improvements status.

A. Feeney: No improvement plans in place as of yet.

**4. Public Comment**

None.

**5. Consent Calendar**

**A. Planning Commission Meeting Minutes**

1. Meeting of June 8, 2016
2. Meeting of June 22, 2016

Approved by consensus.

**6. Regular Items**

**A. Continued discussion from August 24, 2016: 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: Provide project overview. Finance and Budget Commission concluded project would likely result in fiscal benefit, declined to make formal recommendation. Zoning allows gas stations conditionally, retail conditionally; hotel uses not far differentiated. Refined staff recommendation that General Plan/South Davis Specific Plan Amendments be limited to area from Cowell Boulevard to Drummond Avenue. Additional recommended conditions of approval relating to window screening and Cowell Boulevard restriping.

Guneet Bajwa, Applicant: Thank commission for site visit. Allowed commission and public to see site, and observe building height conceptually. Received positive feedback from members of the public, and have taken suggestions to address privacy concerns—screening to reduce visibility into neighbor's rear yards; reduced space around swimming pool, reduction in parking to move back from greenbelt. Listed project features—accessible site from multiple entries, proximity to local amenities, generation of jobs, revenue generation, zero net electricity project, first LEED gold in region, meeting space, wine bars, café amenities to community. Operations cease at 10 p.m., circadian rhythm lighting.

**Public Comment:**

- Mike Anguis, Alan Pryor, Tim Stol, Carol Tomson, Bridget Boyd, Karen Ashby, Kelly Thompson, Colin Walsh, and Eileen Samitz spoke in opposition to the project. Comments included: Revised recommendation should be re-noticed to public. General Plan/South Davis Specific Plan amendment language too broad, vague; should designate specific lots. Hotel does not belong immediately adjacent to neighborhood, belongs where it would not affect neighborhoods or home values. Expected business park on parcel, Hotels originally not allowed in business parks because of neighborhood proximity. Fosters distrust toward City planning process. Making extensive modifications in order to make one specific project fit, consider long-term effects of piecemeal planning. Neighbors were not initially included in notifications from project developers. Should review Marriot hotel proposal before decision, consider both projects side-by-side. Access concerns— Hyatt is triple distance from highway access than any other hotel in Davis, not within walking distance to retail sites or other amenities. Traffic route impacts not addressed. Zoning change will increase property value; project may not be built out. Project should be all kitchenettes to promote extended-stay uses. Employee parking not considered. Parking should be built under site. Traffic noise, smoking areas, loss of privacy, not acceptable. Address long-term health of the trees, City arborist does not foresee trees as long-term privacy solution. Oppose hotels as conditional use anywhere in Davis. City cannot support three large hotels. Appreciate that businesses support project, but site location is not suitable for proposed use, project is too big.
- Nina Gatewood, Andrew Newman, Roselie Payne and Jajay Singh spoke in support of project. Comments included: Hotel will bring additional shoppers into downtown businesses. Some businesses rely on hotels to support business trainings and meetings with out-of-town colleagues. Not many upscale brand names found in Davis. Project site is adjacent to neighborhood, not connected with neighborhood. Hotel occupants expected to be University scholars, businesspersons, and visiting families.

Live near large-scale housing, development has had zero impact on property value, lifestyle, or safety; would consider student housing higher impact than hotel. Hotel will buffer between neighborhood and I-80. Encourage commission to look at project for its merits.

- Josh Jones: Analysis of plans, cannot be 100% net zero. Electricity produced improbably to reach LEED Gold.

Bill Habicht, Applicant team: Live 800 feet from project site. Overview neighborhood outreach— held two neighborhood meetings prior to submitting application to City; first noticed residences adjacent to greenbelt, second noticed additional residences in neighborhood for additional input. Third noticed full neighborhood, held at Davis Diamonds. Used noticing, emails, and NextDoor.

G. Bajwa: Previously discussed all neighborhood feedback and outreach conducted. Privacy was biggest issue. Have been met with resistance to holding meetings with neighbors. Davis DNA, willing to establish ongoing community outreach. Designed live website for neighbors to view plans as project unfolds. Acts as a noise barrier to neighbors from freeway noise. Built Hyatt Hotel at UC Davis. Huge untapped demand for extended stay hotel. Extended stay hotels do not need to be close to on/off ramps. Expectation is for guests to stay in hotel as if apartment living, blend in with neighborhood. Best site weighing in all factor. All rooms extended stay, but allows guests to decide whether or not they prefer kitchenette. Underground parking makes sense in a downtown setting. In suburban market, 110 spots may be overparked for site. Will potentially allow collaboration with neighboring business.

Commissioner comments:

- G. Hague: Concerns regarding traffic generation from both proposed facility and adjacent business. Hotel as proposed is higher and better use than approved uses in zoning district, but hotel facility may be better elsewhere. Do not believe neighborhood impact would be as bad as residents fear. Should have a resident committee to address concerns and facilitate community input. Applicant has not addressed community concerns enough. Construction period will be disruptive to neighbors. Recommendations include conditions that speak to whether proposal is suitable to proposed site. Based on comments heard this evening— great project, wrong location. Reasons to approve not substantiated.
- S. Streeter: Would prefer more mid-sized project. Smaller more cottage-like buildings in Saint Helena, completely different feel. Sustainability features, project has merits. Marriot proposal will come to Commission in two weeks. Both proposals will go to Council simultaneously. Compatibility findings— neighbors moved in with expectation with certain zoning; zoning constantly changes in Davis. Suggest to Council looking at three stories instead of four stories. Review citywide standards.
- C. Essex: Have met with neighbors and developer, listened to concerns, and have been reviewing plans closely. Area intended as a mixed-use neighborhood, Business Park has remained primarily underdeveloped. Allows 50 ft. tall light industrial buildings and 50 ft. parking, no conditions for hours of operation, dumpsters, or other parking restrictions. Believe hotel proposal is better use than currently allowed

- uses. Privacy screens, security, and noise mitigation are significant improvements over 50 ft. tall office buildings or gas station. Will reduce vandalism and littering on greenbelt. Surprised that noise mitigation has not been addressed, freeway noise is currently significant to neighbors. Mitigated Neg Dec— language not written with stringent requirements, are impacts assessed compared to existing site or the allowable uses? Also did not hear neighbors urging for screen trees in initial discussions and meetings with developers. Support project with revised plans for privacy screening.
- M. Hanson: Compared project to other hotels in region— no sites compare to proposal in relation to proximity to housing, those located close to housing are smaller scale, less number of stories. Other hotels are closer to I-80 than proposed site, freeway access is important for business. Almost all have restaurants, cafes, and retail amenities close in proximity to hotel. Traffic concerns— Richards Boulevard already impacted during non-commuter hours. Overview of Council adopted criteria for Hotel proposals via Resolution No. 16-049— many concerns specific to proposed site location, no bike- or pedestrian-friendly route to downtown Davis; young families concerned, not enough equity for loss in property values; project should not have been Mitigated Negative Declaration, EIR would have been preferred. Stress importance that conditions be stringent, in the event developer sells project, ultimately approving hotel facility not “Hyatt” brand. Should match aesthetics to adjacent Davis Diamonds building, peaked roof, barn-like appearance. Trees on public property that City maintains should not qualify as proper mitigation. Trees in poor condition, 18 months and bond will be released, damage bonds not at cost to replace the tree. Issue raised with General Plan/Specific Plan Amendment language, Research Park Drive intersects Cowell in two locations.
  - H. Boschken: Project adheres to an outdated General Plan. Form-based code zoning would create districts as compatible, definable areas in City that have holistic context. Zoning patterns currently based on incompatible uses and spot zoning. Not a problem of insufficient information, issue is what actions governing bodies are to take in how projects are to fit into Davis vision conceptually. Community needs to understand how to envision future if project is approved. Issue of remoteness, site is not near any amenities— restaurants, University, downtown Davis, family, recreation facilities, and not on main public transportation routes. Long-term viability cannot be based upon “Hyatt” brand. No demand for this specific parcel. Reliance of trees to mitigate impact of any structures build on site. No assurance that screening mechanism will last. The forest aesthetic must be maintained— planting, replanting, etc. Not enough information on how will be maintained. Council may take on responsibility to mandate maintenance of greenbelt.
  - R. Hofmann: Highway access problematic. Viability issue, business longevity concern in Davis. Commend applicant for revision addressing privacy concerns— prefer window coverings all the way down on south side. Can support project, but feel obligation is to adhere to clear Council direction for hotel criteria as set forth in Resolution. Staff should have provided analysis to how project compares to adopted criteria. Site problems exist, not insurmountable.
- K. Hess: Hotel criteria intended to supplement the customary planning entitlement re-

view considerations of plan consistency, zoning standards, CEQA review, and urban form. Noise analysis determined that parking and traffic noise would be offset by the mitigation of freeway traffic noise. Greenbelt improvements include maintaining bike paths and vegetation during construction. Mitigation maintenance during 18 months after construction.

G. Hague moved that the City Council reject the staff recommendations as follows:

1. Certify Mitigated Negative Declaration #4-15 as adequately assessing the potential impacts of the project;
2. Approve the resolution amending the General Plan to conditionally allow hotels within the Business Park land use designation, with a Floor Area Ratio up to 100 percent;
3. Approve the resolution amending the South Davis Specific Plan to allow a reduction in the required landscape area as established in a Planned Development;
4. Approve the ordinance amending Planned Development #2-12 to allow hotels as a conditional use within the district with a maximum height of four stories and fifty feet (unless adjusted by Minor Modification);
5. Approve Conditional Use Permit (CUP) application #5-15, Final Planned Development #9-15, Minor Modification for a reduction in parking spaces and increase in tower height, and Design Review application 25-15 for the project, based on the findings and subject to the conditions.

S. Streeter proposed Friendly Amendment: Recommend certifying Mitigated Negative Declaration #4-15 as adequately assessing the potential impacts of the project. Recommend approval of resolution conditionally allowing hotels in business park, revised to adjust maximum height of three stories instead of 4. Support recommend CUP application with added condition for privacy screening. Not accepted.

Motion passed by the following vote:

AYES: Boschken, Hague, Hanson, Hofmann

NOES: Essex, Ramirez, Streeter

Meeting recessed at 10:14 p.m. and reconvened at 10:20 p.m.

**A. Public Hearing: 1603 Colusa Avenue; Revised Final Planned Development #4-16; Planning Application #16-33**

Planner Cathy Camacho: Provide project overview. Request for flexibility from the existing zoning standards to reduce a front yard setback from 35 to 20 feet for a home addition; proposed change requires a Revised Final Planned Development. Noticed to neighbors adjacent to property, received no objections. Staff received one objection from another resident in neighborhood regarding street view concerns.

Chair Hofmann opened the public hearing

- John Fitzpatrick, applicant: Family transitioning to Davis. Son sleeps in living room currently.

Chair Hofmann closed the public hearing

H. Boschken moved, seconded by S. Streeter, to approve Planning Application #16-33, Revised Final Planned Development #4-16 based on the findings and subject to the conditions.

Motion passed unanimously.

**7. Commission and Staff Communications**

**A. Upcoming Meeting Dates**

The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, September 28, 2016.

**8. Adjournment.**

Meeting adjourned at 10:30 p.m.