



**City of Davis  
Notice of Public Hearing  
Notice of Availability of Negative Declaration**

The City of Davis **Planning Commission** will conduct a public hearing on the project application at a meeting beginning at **7:00 p.m. on Wednesday, August 24, 2016**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Department of Community Development & Sustainability for the approximate time this item will be heard.

**Project Name** 2750 Cowell Hyatt House

**Project Location** 2750 Cowell Boulevard, Davis, CA 95616

**Applicant and Property Owner** Guneet Bajwa for 2750 Cowell LLC  
1011 10<sup>th</sup> Street  
Sacramento, CA 95814

**File Number** PA #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, and Design Review #25-15:

**Project Description:**

The project is construction of an extended stay hotel, surface parking lot, and customary accessor uses and facilities at 2750 Cowell Boulevard. The 2.031-acre parcel is currently vacant.

The project proposal includes the following components:

- ◆ 120 guest rooms, including studios, one-bedroom units, and suites;
- ◆ Ground-floor guest amenities including guest kitchen, fitness room, lobby with bar, meeting room, and outdoor pool and courtyard;
- ◆ A four-story structure with a maximum height of 47' 10" to parapet, with a tower at 55' at the building entry;
- ◆ Surface parking lot with approximately 112 vehicle spaces (including EV charging spaces);
- ◆ Sustainability features including bicycle infrastructure and photovoltaic panels over a portion of the roof and parking lot generating an estimated 290 kilowatts of electricity;
- ◆ Vehicular and bicycle access from Cowell Boulevard, and bicycle/pedestrian access from the greenbelt along the south edge of the site; and
- ◆ Off-site improvements including a storm drain connection to Albany Avenue and pedestrian/bicycle improvements on Cowell Boulevard.

Requested planning entitlements include the following:

1. Mitigated Negative Declaration analyzing the effect on the environment with specific focus on trees, roadways, utilities, and air quality;
2. Amendment to the General Plan to conditionally allow hotels within the Business Park land use designation, with a Floor Area Ratio up to 100 percent;
3. Amendment to the South Davis Specific Plan to allow a reduction in the required landscape area within the non-residential areas, as established in a Planned Development;
4. Amendment to 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), and an outdoor swimming pool;
5. Conditional Use Permit to allow the extended stay hotel and add conditions of approval to ensure proper integration into the community in areas such as sustainability, operation, and parking management;
6. Minor Modification for a reduction in required parking spaces and increase in building height for the tower element of the structure; and
7. Site Plan and Architectural Review.

**Environmental Determination:**

Negative Declaration #4-15 was prepared for the hotel conference facility project. The applicant provided reports from kd Anderson (traffic), Acoustical Engineering Consultants (noise), and Tree Associates (trees), which staff reviewed and found credible. The Initial Study concluded that the project, with mitigation, would not have an adverse effect on the environment. Mitigation measures are recommended in the area of biological resources (Swainson's hawks, burrowing owls, and trees).

**Availability of Documents:**

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the Planning Commission's website at: <http://city-council.cityofdavis.org/commissions/planning-commission>. The Initial Study and the staff report for the public hearing will be available four days prior to the workshop date and may also be available by contacting the project planner.

**Public Comments:**

All interested parties are invited to attend the meeting or send written comments to Katherine Hess, Community Development Administrator, Project Planner, at the City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [khess@cityofdavis.org](mailto:khess@cityofdavis.org). To ensure comments will be distributed to the

Commission, comments are requested to be provided no later than noon the date of the meeting. For questions please call the project planner at (530) 757-5652.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Michael Webb, Assistant City Manager  
Department of Community Development and Sustainability