



**City of Davis  
Notice of Public Hearing  
Notice of Availability of and Notice of Intent to adopt a Mitigated Negative  
Declaration**

The City of Davis **City Council** will conduct a public hearing on the project application, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, December 20, 2016**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California.

**Project Name:** 2750 Cowell Hyatt House

**Project Location:** 2750 Cowell Boulevard, Davis, CA 95616 (Hotel application)

**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 Planning Commission held a public hearing on the project applications on August 24, 2016, and continued its discussion at a public meeting on September 14, 2016. The Commission voted that it could not recommend City Council approval of the applications. The City Council held a public hearing on November 1, 2016, and continued to matter to November 15, 2016. On November 15, the matter was continued to December 20, 2016.

*A facilitated public meeting on the applications is scheduled for November 29, 2016, from 6:00 to 9:00 in the evening. The intent of the meeting is to allow participants to listen to perspectives, concerns, and challenges related to the proposed project in an effort to identify opportunities to alleviate concerns. The December 20, 2016 public hearing will allow the City Council to receive information on the facilitated public meeting and consider the project applications, along with any changes recommended by staff or the public.*

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 a commitment to LEED Gold certification, 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, for the property at 2750 Cowell Boulevard (APN 069-390-031) only, 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, for the property at 2750 Cowell Boulevard (APN 069-390-031) only, as established in a Planned Development;
4. Amendment to Planned Development #2-12 to allow hotels as a conditional use within the district, for the property at 2750 Cowell Boulevard (APN 069-390-031) only, 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 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).

The Planning Commission staff report packet included a copy of the Mitigated Negative Declaration and was made available to the public on August 19, 2016. A publically noticed meeting and public hearing was held by the Davis Planning Commission on August 24, 2016 at 7:00 p.m. where public comments were received on the planning applications and the Mitigated Negative Declaration. The Planning Commission continued its discussion at a public meeting on September 14, 2016. On September 30, 2016, the Notice of Availability was delivered to the County Clerk which began the formal Public Review Period for the Mitigated Negative Declaration which ends on October 20, 2016.

The City Council held a public hearing and received comments on the project and the Initial Study on November 1, 2016. The City Council closed the public hearing and continued the matter to November 15, 2016. On November 15, the City Council continued the matter to the meeting of December 20, 2016. The Initial Study has been revised in response to public and Council comments, and is being re-issued for a Public Review Period for the Mitigated Negative Declaration which begins on November 26, 2016 and ends on December 16, 2016. The Notice of Availability was delivered to the County Clerk on Wednesday, November 23, 2016.

**Availability of Documents:**

The project application file, inclusive of staff reports that have been prepared 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 City Council's website at: <http://cityofdavis.org/city-hall/city-council/city-council-meetings/agendas>. Staff reports for the public hearing will be available four days prior to the hearing date.

**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 Council, 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 & Director  
Department of Community Development and Sustainability