

2750 Cowell Boulevard Extended Stay Hotel
Findings for Approval
City Council Draft, January 24, 2017

Conditional Use Permit

- 1) Specific Conditional Use Permit approvals include a four-story 118-room extended stay hotel with guest lobby, bar, guest gathering/meeting room, fitness room, and outdoor common area and swimming pool. This Conditional Use Permit also allows project signage to deviate from the size and location requirements of the Zoning Ordinance, subject to review and approval of the Director of Community Development and Sustainability.
- 2) The property owner can commence substantial construction within eighteen months from the date of the final planned development approval and intends to complete the construction within a reasonable time.
- 3) The proposed development conforms to the general plan, in that the application includes an amendment to the Business Park designation to conditionally allow hotels with a floor area ratio of up to 100 percent on this parcel. General Plan goals include “Attract visitors to Davis.”
- 4) Conditions of Approval are attached to this Conditional Use Permit and will be verified through building plan check and inspection.
- 5) The use will not constitute a nuisance or be detrimental to the public welfare of the community. The project includes conditions of approval addressing good-neighbor issues such as noise, privacy, and visual impacts to nearby residences.
- 6) Mitigated Negative Declaration #4-15 adequately assesses potential impacts of the project, and concludes that all potential environmental impacts can be mitigated to less-than-significant levels. Mitigation measures have been accepted by the applicant and incorporated into the Conditions of Approval.

Final Planned Development

- 1) The property owner can commence substantial construction within eighteen months from the date of the final planned development approval and intends to complete the construction within a reasonable time.
- 2) The proposed development conforms to the General Plan and South Davis Specific Plan, in that the application includes an amendment to the Business Park area to conditionally allow hotels with a floor area ratio of up to 100 percent on the subject parcel, and an amendment to the South Davis Specific Plan to allow landscape area for this property to be established through a Planned Development. General Plan goals include “Attract visitors to Davis.”
- 3) This nonresidential use is appropriate in area, location and overall planning for the purpose proposed. Conditions of approval ensure that surrounding areas shall be protected from any adverse effects from the development.
- 4) The auto, bicycle and pedestrian traffic system is adequately designed to meet anticipated traffic and shall be so designed to provide the minimum amount of interference with each other. The project includes improvements to Cowell Boulevard

to enhance use of the transit system by hotel guests and employees as well as other riders.

- 5) Commercial development can be justified economically at the location proposed and adequate commercial facilities of the types proposed will be provided. An extended-stay hotel will provide property and transient occupancy taxes to the City of Davis and provide hotel rooms supportive of City economic development activities.

Minor Modification

- 1) Completion of the project as proposed is not inconsistent with the objectives of the general plan and intent of the zoning regulations, in that the application includes an amendment to the Business Park area to conditionally allows hotels with a floor area ratio of up to 100 percent. General Plan goals include “Attract visitors to Davis.”
- 2) The minor modification to building tower height and number of vehicle parking spaces will not adversely affect the health, safety, or general welfare of persons residing or working on the site or in the vicinity, in that the reduction in vehicle parking spaces will provide greater opportunities for public art and landscaping, and the increase in building tower height has limited impact to views of the structure.
- 3) That the project will be consistent with the Uniform Building Code, in that complete construction plans will be reviewed at the time of building permit application.

Site Plan and Architectural Review

- 1) The proposed development conforms to the general plan, in that the application includes an amendment to the General Plan and South Davis Specific Plan to conditionally allows hotels with a floor area ratio of up to 100 percent on the subject site and an amendment to the South Davis Specific Plan to allow landscape area for this parcel to be established through a Planned Development. General Plan goals include “Attract visitors to Davis.”
- 2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community. Modifications including a reduction in building height to facing the greenbelt and residential neighborhood, and reconfiguration of the parking lot and bicycle path, are intended to minimize concerns over neighborhood privacy, noise, and visual impacts.
- 3) The architectural design of the proposed project is compatible with the existing properties and anticipated future developments within the neighborhood in terms of such elements as height, mass, scale, and perspective.
- 4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of circulation. The project includes improvements to Cowell Boulevard to enhance use of the transit system by hotel guests and employees as well as other riders. Conditions of approval include a requirement for a car management plan and other mechanisms to encourage guests and employees to use alternatives to private vehicles.
- 5) The location, climate, and environmental conditions of the site are adequately considered in determining the use of appropriate construction materials and methods. Sufficient conditions are included with the approval to ensure the long-term maintenance of the project.