

FEB 19 2021

STATE CLEARINGHOUSE



**City of Davis  
Notice of Public Hearing**

The City of Davis **Planning Commission** will conduct a public hearing on the project application, as described below, at a meeting beginning at **7:00 p.m. on Wednesday, February 24, 2021** in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. **In accordance with Executive Order N-33-20 and N-29-20, this meeting may be conducted electronically or by teleconference, without a physical location from which members of the public may observe and offer public comment.** Information on how to observe the meeting and offer public comment electronically or telephonically will be included in the meeting agenda. Please contact the City Clerk's Office or Department of Community Development and Sustainability for the approximate time this item will be heard.

**Project Name:** Bretton Woods Activity and Wellness Center (Phase 3B)

**Project Location:** West Covell Blvd & Risling Place., Davis, CA 95616

**Project Applicant:** Bretton Woods, LLC.; David Taormino  
c/o Cunningham Engineering  
2940 Spafford Street, Suite #200  
Davis, California 95618

**Project Owner:** Bretton Woods, LLC.; David Taormino  
260 Russell Boulevard, Suite C  
Davis, CA 95616

**File Number:** Planning Application #20-38 for Tentative Map #2-20 and #2-21, Final Planned Development #3-20, and Design Review #15-20

**Project Description:**

The applicant is requesting approval of planning applications for a Tentative Subdivision Map, a Final Planned Development, and Design Review for the Bretton Woods Activity and Wellness Center (Phase 3B). The applications are additional implementing proposals related to the Bretton Woods Project (formerly West Davis Active Adult Community). Existing approvals include the overall land use plan and zoning, large lot subdivision map, and subdivision Phases 1, 2, and 3A.

The Tentative Subdivision Map for Phase 3B of the Bretton Woods Subdivision would create five parcels for the Activity and Wellness Center area and a remainder parcel. The five parcels consist of: the parking lot and common areas (Parcel 1); a mixed-use/office building (Parcel 2); a mixed-use/restaurant building (Parcel 3); a mixed-use/fitness center building (Parcel 4); and the community gathering park (Parcel 5). The community clubhouse building and related amenities would be located on a separate already approved parcel. There is also a Tentative Subdivision



Map for condominium purposes to allow four non-residential condominium units in the mixed-use/office building (Parcel 2), three non-residential condominium units in the mixed-use/fitness center building (Parcel 4), and a Waiver of the Final Map for condominium purposes.

The Final Planned Development and Design Review establishes site development standards and addresses site plan and architectural review of the Activity and Wellness Center buildings, parking, landscaping, community gathering park, and other site related improvements consistent with the Baseline Features, Development Agreement, and Planned Development zoning previously approved for the Bretton Woods Project. The proposed development includes: a 7,000 sq. ft. community clubhouse building with patio area, and pool; a 6,364 sq. ft. mixed-use/fitness center building, a 4,500 sq. ft. mixed-use/restaurant building; 7,178 sq. ft. mixed-use/office building; landscaping, transportation hub, and common parking with 111 vehicle parking spaces and 43 bicycle parking spaces; and the community gathering park. Project materials are available online at: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/bretton-woods-formerly-wdaac/phase-3b-activity-and-wellness-center>.

**Environmental Determination:**

The proposed implementing project applications are consistent with the scope and analysis of the West Davis Active Adult Community Project Environmental Impact Report (EIR) (SCH#2017042043). The EIR was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and included an Addendum to the EIR. The EIR was certified by the City of Davis and mitigation measures were adopted as part of the City's approval of the initial West Davis Active Adult Community Project with the implementing project applications to follow. The WDAAC Project EIR is available online at: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community-wdaac/wdaac-deir>. There is no new information related to this proposed project that would warrant additional review.

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**Availability of Documents:**

Additional information pertaining to the project 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's website at: <https://cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

**Public Comments:**

All interested parties are invited to participate in the meeting electronically or by teleconference, or send written comments to Eric Lee, Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [elee@cityofdavis.org](mailto:elee@cityofdavis.org), no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7237.

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

recording. Such arrangements will be at the sole expense of the person requesting the recording.

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.

Sherri Metzker, Principal Planner

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