



PROPOSED VIEW FROM CORNER OF ELIZABETH AND CALIFORNIA

CROSS COURT COMMONS

ELIZABETH WAY / CALIFORNIA STREET

WOODLAND, CALIFORNIA

APN#065-221-005 THROUGH 065-221-013

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE SUBDIVISION OF SEVEN PREVIOUSLY UNDEVELOPED SEPARATE LOTS INTO FIVE LOTS IN A MATURE NEIGHBORHOOD. NO EXISTING STRUCTURES EXIST ON THE SITE. THE EXISTING PROPERTY IS ZONED RM (MULTI-FAMILY) RESIDENTIAL AND THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING.

THE EXISTING NEIGHBORHOOD CONTEXT CONSISTS OF A MIX OF APARTMENT BUILDINGS, DUPLEXES / HALF DUPLEXES AND A NEIGHBORING BOYS AND GIRLS CLUB FORMERLY CROSS COURT ATHLETIC CLUB WITH A GYMNASIUM AND OUTDOOR SWIMMING POOL. THE PROJECT IS DESIGNED TO FIT IN WITH THE EXISTING NEIGHBORHOOD CONTEXT.

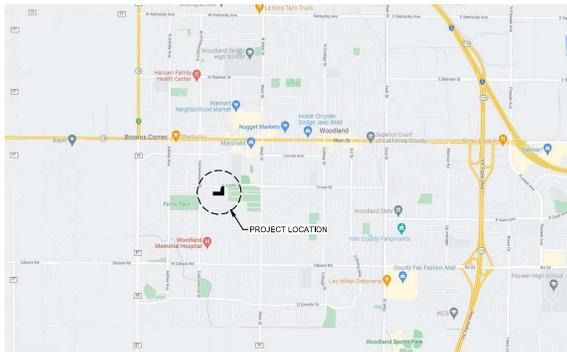
THE PROJECT CONSISTS OF NINE SEPARATE TWO-STORY BUILDINGS AND THREE DETACHED ACCESSORY DWELLING UNITS. EACH BUILDING CONTAINS BETWEEN TWO AND FOUR TWO-STORY TOWNHOUSE STYLE DWELLING UNITS. UNITS WILL BE FOR RENT AT MARKET RATE.

EACH UNIT WILL HAVE GARAGE PARKING FOR ONE VEHICLE. SOME UNITS WILL ALSO HAVE DRIVEWAY SPACE AVAILABLE FOR PARKING, WHICH IS CONSISTENT WITH THE NEIGHBORHOOD'S CURRENT DEVELOPMENT.

A LARGE EXISTING OAK TREE ON THE PROPERTY WILL BE PRESERVED AS PART OF THE DEVELOPMENT.

THE PROPOSED PROJECT DEVIATES FROM THE PRESCRIBED STANDARDS AS FOLLOWS:

	PRESCRIBED	PROPOSED
FRONT YARD SETBACK	25'-0"	NO DEVIATION
SIDE YARD SETBACK (OVER 1 STORY)	7'-6"	7'-6"
REAR YARD SETBACK	20'-0"	7'-6"
STREET SIDE CORNER LOT DENSITY	10'-0"	NO DEVIATION
LOT COVERAGE	19.0 DU / ACRE	NO DEVIATION
MAXIMUM BUILDING HEIGHT	50%	NO DEVIATION
LOT AREA	6,000 SF MIN	NO DEVIATION
DISTANCE BETWEEN BUILDINGS (TWO-STORY)	15'-0"	15'-0"



VICINITY MAP



VIEW FROM CORNER OF ELIZABETH AND CALIFORNIA



VIEW FROM CORNER OF ELIZABETH AND WEST CROSS



VIEW FROM CALIFORNIA



VIEW FROM WEST CROSS

PROJECT DATA		SHEET INDEX	
ADDRESS:	CROSS COURT / CALIFORNIA STREET WOODLAND, CALIFORNIA	P1	COVER SHEET
APN #	065-221-005-1, 005-1, 005-1, 009-1, 010-1, 011-1, 012-1, 013-1	P2	CONTEXT PLAN
ZONING:	RM (MULTI-FAMILY) RESIDENTIAL	P3	SITE PLAN
AREA OF PARCEL:	1.69 ACRES	P4	STREET ELEVATIONS
MAX DWELLING UNITS / ACRE	19.9	P5	4-PLEX GROUND FLOOR PLAN
MAXIMUM # OF DWELLING UNITS	33	P6	4-PLEX CORNER CONDITION
PROPOSED USE:	MULTIFAMILY ATTACHED	P7	4-PLEX SECOND FLOOR PLAN
# OF DWELLING UNITS PROPOSED:	32 (+3 ADU)	P8	4-PLEX ROOF PLAN
MAX LOT COVERAGE:	50%	P9	4-PLEX EXTERIOR ELEVATIONS
MAX BUILDING HEIGHT:	40'-0"	P10	4-PLEX GROUND FLOOR PLAN
PROPOSED HEIGHT:	30'-0"	P11	4-PLEX SECOND FLOOR PLAN
MAX NUMBER OF STORIES:	4	P12	4-PLEX ROOF PLAN
PROPOSED NUMBER OF STORIES:	2	P13	4-PLEX EXTERIOR ELEVATIONS
REQUIRED # OF ONSITE PARKING SPACES:	1.5 SPACES / UNIT = 48	P14	4-PLEX EXTERIOR ELEVATIONS
TOTAL:	52 (2 GARAGE SPACES) / 1 UNITOR SPACE / 5 UNITS = 7	P15	4-PLEX GROUND FLOOR PLAN
PROVIDED # OF ONSITE PARKING SPACES:	52 (2 GARAGE SPACES)	P16	4-PLEX SECOND FLOOR PLAN
PROVIDED # OF ON-STREET PARKING SPACES:	15	P17	4-PLEX ROOF PLAN
TOTAL:	67 > 55 REQUIRED	P18	4-PLEX EXTERIOR ELEVATIONS
		P19	4-PLEX EXTERIOR ELEVATIONS
		P20	750 SF ADU FLOOR & ROOF PLANS
		P21	750 SF ADU EXTERIOR ELEVATIONS
		P22	647 SF ADU FLOOR & ROOF PLANS
		P23	647 SF ADU EXTERIOR ELEVATIONS
		P24	PERSPECTIVES
		P25	PERSPECTIVES
		P26	PERSPECTIVES
		P27	PERSPECTIVES



CROSS COURT COMMONS
 ELIZABETH WAY / CALIFORNIA STREET / WEST CROSS STREET
 WOODLAND, CALIFORNIA
 APN#065-221-005 THROUGH 065-221-013

OWNER:
CRONIN PROPERTIES, LLC
 419 MAIN STREET, WOODLAND, CA 95659

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09.08.2022

SHEET NO.

P1



① SITE VICINITY PLAN
1" = 50'0"



CROSS COURT COMMONS

ELIZABETH WAY / CALIFORNIA STREET / WEST CROSS STREET
WOODLAND, CALIFORNIA

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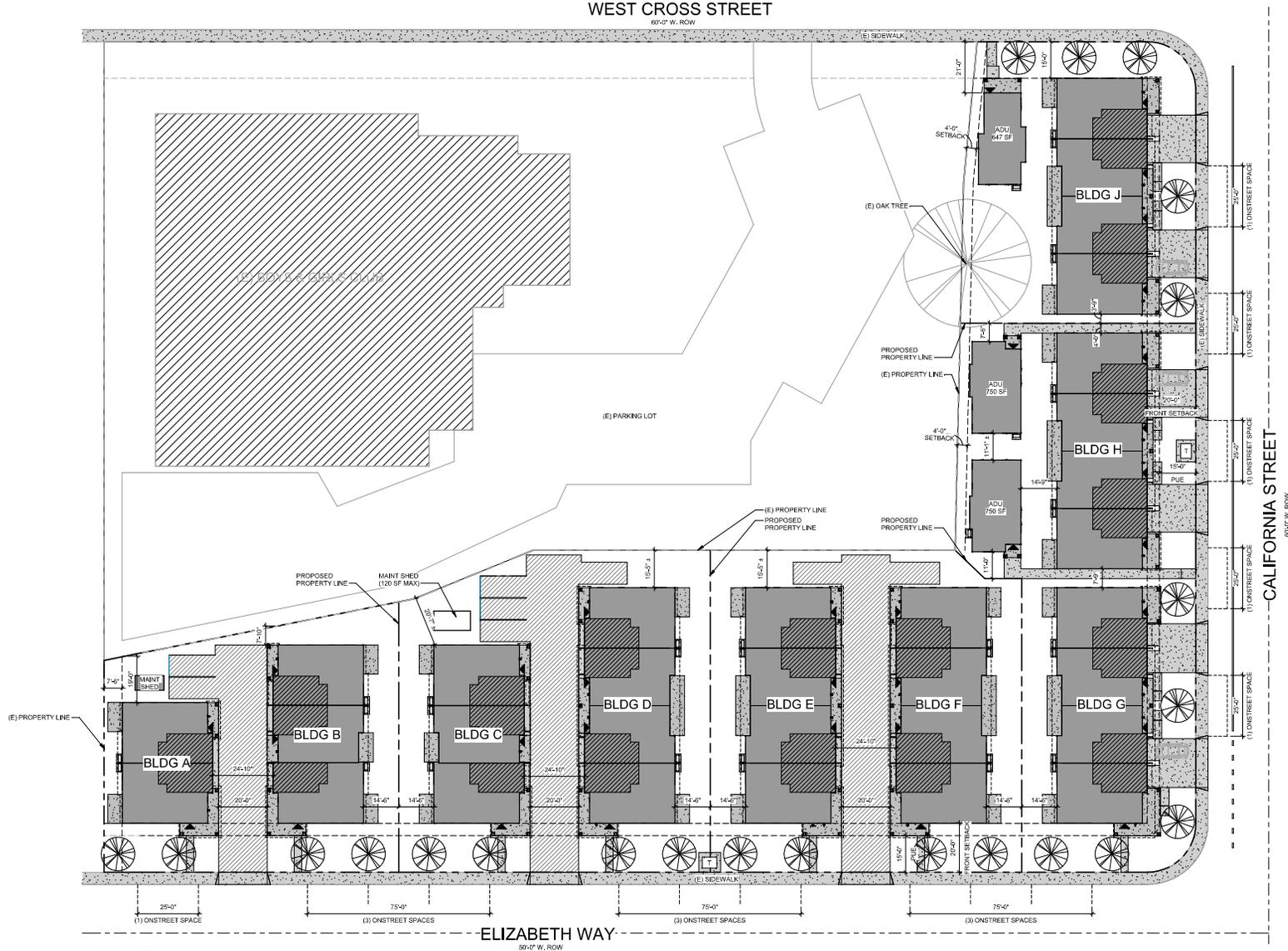
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P2

WEST CROSS STREET
60'-0" W. ROW



CALIFORNIA STREET
80'-0" W. ROW

SITE PLAN LEGEND	
	PROPOSED PROPERTY LINE
	DWELLING UNIT
	GARAGE
	DRIVE AISLE / COURT
	CONCRETE PAVEMENT
	(E) TREE TO REMAIN
	PROPOSED STREET TREE
	PROPOSED CONDENSING UNIT ON PRE-CAST PAD
	POTENTIAL TRANSFORMER LOCATION

1 PROPOSED SITE PLAN
1" = 20'-0"

SITE PLAN



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CROSS COURT COMMONS

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