

120 EAST COTATI

120 E. COTATI AVE, COTATI, CA 94931

APN: 144-274-002, 144-274-015 & 144-274-014

ENTITLEMENT RESUBMITTAL SET - 03/21/2025

NOT FOR CONSTRUCTION

120 EAST COTATI

120 E. COTATI AVE, COTATI, CA 94931
JOB NO. 24021
DRAWN S. McG
CHECKED S. McG
JOB CAPTAIN A. Rios

DATE	DESCRIPTION
01/29/25	ENTITLEMENT SUBMITTAL
03/21/25	ENTITLEMENT RESUBMITTAL

DRAWING TITLE
COVER SHEET

SCALE 12" = 1'-0"

G0.00
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SUMMARY OF WORK

THE PROPOSED PROJECT IS NEW CONSTRUCTION OF A 3 STORY BUILDING (2 STORIES TYPE VA ABOVE 1 STORY AS TYPE (A) TO ACCOMMODATE 43 BELOW-MARKET RATE UNITS, 1 MANAGER'S UNIT, AND GROUND FLOOR RETAIL/COMMERCIAL SPACE. THE BUILDING WILL ALSO INCLUDE AN ENCLOSED PARKING GARAGE, PROPERTY MANAGEMENT AND SOCIAL SERVICES OFFICES, COMMUNITY ROOM, AND COMMON LAUNDRY ROOM. THE PROJECT INCLUDES A LANDSCAPED COURTYARD WITH SEATING AREAS AND A PLAYGROUND.

BUILDING NOTES
 DEMOLITION: EXISTING TREES TO BE DEMOLISHED
 CONSTRUCTION TYPE: 1 STORY TYPE I-A WITH 2 STORIES TYPE V-A ABOVE
 NUMBER OF STORIES: TYPE I (S-2, R-2) 1 UNLIMITED
 TYPE V-A (R-2, B, A-3) 2 4, SPRINKLERS PER CBC 504.2

PROJECT DATA

	Non-Density Bonus Units	Density Bonus Units	Total	Affordability
Studio	4	7	11	All deed restricted at a maximum of 80% AMI
One-Bedroom	4	6	10	All deed restricted at a maximum of 80% AMI
Two-Bedroom	4	8	12	All deed restricted at a maximum of 80% AMI except for 1 manager's unit
Three-Bedroom	4	7	11	All deed restricted at a maximum of 80% AMI
Total	16	28	44	

SEE FLOOR PLANS FOR DENSITY BONUS UNIT LOCATIONS NOTED AS DBU

PROJECT NAME	120 E Cotati Avenue, Cotati, CA		
HKIT PROJECT NUMBER	24021		
DATE	1/24/2025		
PREPARED BY	Sam McGeehan		
	FAMILY HOUSING WITH 25% IDD SET-ASIDE 44 UNITS	MUNI CODE REFERENCE	
ADDRESS	8170 La Plaza, 120 & 128 E Cotati Ave		
A.P.N.	144-274-002, 144-274-015 & 144-274-014		
MUNICIPALITY	COTATI		
ZONE	LP - La Plaza		
EXISTING ZONING (INC. SPECIAL USE DIST, HEIGHT AND BULK DIST., ETC)	Downtown Specific Plan		
GENERAL PLAN	Downtown Specific Plan		
USES	PERMITTED	Residential component of mixed use project, various commercial	Table 2-4 of Chapter 17 of Municipal Code
CALIFORNIA BUILDING CODE OCCUPANCY TYPE	U & M with R-2/S-2/B on top		
CALIFORNIA BUILDING CODE CONSTRUCTION TYPE	1 TYPE I + 2 VA		
SITE AREA			
SQUARE FEET	37,510		
ACRES	0.86		
DENSITY			
UNITS / ACRE			
MAX ALLOWABLE (NO BONUS)	19 units/acre	Per Zoning Code Section 17.20.030 D.2.	
MAX ALLOWABLE WITH STATE DENSITY BONUS	Unlimited	Per Section 65915(f)(3)(D)(iii) of the Government Code	
PROPOSED UNITS / ACRE	52 units/acre		
FLOOR AREA RATIO			
MAX ALLOWABLE (NO INCENTIVE / BONUS)	2.15	Downtown Specific Plan 3.1.050	
PROPOSED FAR (EXCLUDES GARAGE)	1.43		
LOT COVERAGE			
ALLOWABLE	Zoning refers to Downtown Specific Plan but no lot coverage regulations in Downtown Specific Plan		
PROPOSED LOT COVERAGE	78%		
HEIGHT			
MAX ALLOWABLE HEIGHT PER ZONING	35'	Downtown Specific Plan 3.1.050	
PROPOSED HEIGHT	37' to roof level with towers at 47'-6" - Waiver		
SETBACKS			
FRONT	0' min, 8' max	Downtown Specific Plan 3.2.020	
SIDE STREET	0' min, 12' max		
SIDEYARD	0' or 10'		
REAR	20' min		
PROPOSED SETBACKS	Meet all except we are proposing 10' Rear Setback - Waiver		
OPEN SPACE (S.F.)			
REQUIRED (150 sf/unit)	6,750	Chapter 17.39 Municipal Code	
PROPOSED OPEN SPACE	13,653		
PARKING			
ACCESS			
REQUIRED	Vehicular access permitted from alley or side street only		
PROPOSED PARKING ACCESS	Access from E Cotati Avenue (not a side street) and Charles - Waiver		
NUMBER OF SPACES			
REQUIRED LOCAL REGULATIONS (2 spaces/unit and 3 spaces/1,000 sf commercial)	100	Downtown Specific Plan 3.2.020	
REQUIRED LOCAL DENSITY BONUS (1 space for each 0-1 bedroom unit, 2 spaces for each 2-3 bedroom unit)	67	Section 17.32.050 Municipal Code	
REQUIRED STATE DENSITY BONUS (1 space for each 0-1 bedroom unit, 1.5 spaces for each 2-3 bedroom unit)	56	CA Government Code Section 65915(p)	
REQUIRED AB2162 (No parking requirement for supportive housing units if within 1/2 mile of public transit stop)	42	Per AB 2162 (excludes parking for IDD units, which is not required)	
PROPOSED NUMBER OF SPACES	54		
BICYCLE PARKING			
REQUIRED	13 1/2		
PROVIDED BICYCLE PARKING	46		
TENANT STORAGE SPACE			
REQUIRED (100 cubic feet/unit)	0 since vertical mixed use	Chapter 17.39 Municipal Code	
PROVIDED TENANT STORAGE	0		
UNITS			
STUDIO	11	Includes 7 IDD units	
ONE-BEDROOM	10	Includes 1 IDD unit	
TWO-BEDROOM	12	Includes 2 IDD units	
THREE-BEDROOM	11	Includes 2 IDD units	
TOTAL	44		
BUILDING AREA (GROSS S.F.)			
FLOOR 1			
RETAIL	3,850		
COMMON AREAS (LOBBY, OFFICES, MAINTENANCE, UTILITIES)	9,784		
GARAGE	19,916		
FLOOR 2	23,650		
FLOOR 3	20,300		
TOTAL GROSS AREA	77,500		
TOTAL GROSS AREA - CONDITIONED ONLY	53,850		

PROJECT DIRECTORY

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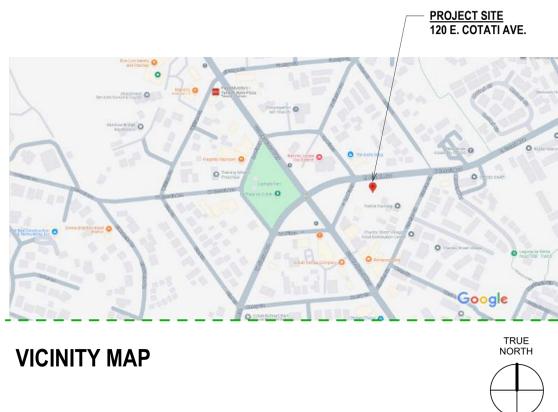
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SUPPORTIVE SERVICES SPACE CALCULATION

- COMMUNITY ROOM - 892 SQUARE FEET
- SOCIAL SERVICES OFFICES - 786 SQUARE FEET
- TOTAL SUPPORTIVE SERVICES FLOOR AREA - 1,660 SQUARE FEET
- TOTAL NONRESIDENTIAL FLOOR AREA - 11,841 SQUARE FEET
- % OF NONRESIDENTIAL FLOOR AREA - 14%

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 INCLUDING THE FOLLOWING:
 - A. 2022 CALIFORNIA BUILDING CODE
 - B. 2022 CALIFORNIA MECHANICAL CODE
 - C. 2022 CALIFORNIA ELECTRICAL CODE
 - D. 2022 CALIFORNIA PLUMBING CODE
 - E. 2022 CALIFORNIA FIRE CODE
 - F. 2022 CALIFORNIA ENERGY CODE/BUILDING ENERGY EFFICIENCY STANDARDS
 - G. 022 CALIFORNIA GREEN BUILDING CODE (CALGreen)
 - H. TITLE 19, CALIFORNIA CODE OF REGULATIONS
 - I. TITLE 24, CALIFORNIA CODE OF REGULATIONS
 - J. ALL ABOVE AS MODIFIED BY THE COTATI MUNICIPAL CODE
 - K. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES



NOT FOR
CONSTRUCTION

120 EAST COTATI

120 E. COTATI AVE, COTATI, CA
94931
JOB NO. V2411
DRAWN HN
CHECKED SV
JOB CAPTAIN HN

△	DATE	DESCRIPTION
1	01/29/25	ENTITLEMENT SUBMITTAL
2	03/21/25	ENTITLEMENT RESUBMITTAL

DRAWING TITLE
TREE DISPOSITION
PLAN

SCALE 1"=20'-0"

L4.0
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LEGEND:

-  EXISTING OFFSITE TREES TO REMAIN: 4
-  EXISTING TREES TO BE REMOVED: 12

NOTES:

1. TOTAL TREES INVENTORIED PER ARBORIST REPORT: 16
2. TOTAL ON-SITE TREES TO BE REMOVED: 12
3. TOTAL ON-SITE TREES TO REMAIN: 0
4. TOTAL OFF-SITE TREES TO BE REMOVED: 0
5. TOTAL OFF-SITE TREES TO REMAIN: 4
4. TOTAL STREET TREES TO BE REMOVED: 0
5. TOTAL STREET TREES TO REMAIN: 0
6. TOTAL REPLACEMENT TREES REQUIRED: 82 (15-GALLON)
7. TOTAL NEW REPLACEMENT TREES: 16 (15-GALLON) & 11 (24" BOX)
8. TREE INVENTORY AS ASSESSED IN ARBORIST REPORT BY TREE MANAGEMENT EXPERTS DATED 1/9/25.
9. TREE STATUS AS DEFINED BY CITY OF COTATI TREE REMOVAL REQUIREMENTS.
10. TREE REPLACEMENT REQUIREMENTS AS DEFINED BY COTATI CITY CODE CHAPTER 17.54.050 TREE PLANTING AND REPLACEMENT.

TREE INVENTORY TABLE						
TREE #	BOTANICAL NAME	COMMON NAME	DIAMETER (INCHES)	PROTECTED	MITIGATION VALUE (REQUIRED NUMBER IF REPLACEMENT TREES)	REMOVE
1	QUERCUS LOBATA	VALLEY OAK	4.7, 6.1, 8.6	X	5 - 15-GALLON	YES
2	QUERCUS AGRIFOLIA	COAST LIVE OAK	4.0, 6.3	X	5 - 15-GALLON	YES
3	QUERCUS AGRIFOLIA	COAST LIVE OAK	7.2, 13.7	X	5 - 15-GALLON	YES
4	QUERCUS AGRIFOLIA	COAST LIVE OAK	1.7, 10.8, 14.0	X	5 - 15-GALLON	YES
5	QUERCUS LOBATA	VALLEY OAK	10.2, 10.8	X	5 - 15-GALLON	YES
6	QUERCUS LOBATA	VALLEY OAK	12.6, 16.5	X	10 - 15-GALLON	YES
7	QUERCUS LOBATA	VALLEY OAK	7.7	X	5 - 15-GALLON	YES
8	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	multi	X	2 - 15-GALLON	YES
9	QUERCUS LOBATA	VALLEY OAK	11.8, 29.3	X	20 - 15-GALLON	YES
10	QUERCUS LOBATA	VALLEY OAK	12.3, 14.3, 15.8	X	10 - 15-GALLON	YES
11	QUERCUS LOBATA	VALLEY OAK	19	X	10 - 15-GALLON	YES
12	QUERCUS LOBATA	VALLEY OAK	2.1		N/A	YES
13	ACACIA DEALBATA	SILVER WATTLE	multi	X		NO
14	PICEA PUNGENS	COLORADO BLUE SPRUCE	~11	X		NO
15	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	multi			NO
16	QUERCUS ILEX	HOLLY OAK	~5,-6,-7	X		NO

TOTAL REQUIRED REPLACEMENT TREES: 82 - 15-GALLON
TOTAL PROPOSED REPLACEMENT TREES: 16 - 15-GALLON & 11 - 24" BOX

