



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

December 1, 2022
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: Cross Court Commons (PLNG 22 -00054) – Request to approve a Tentative Subdivision Map (TSM #5233), Planned Development Overlay, Conditional Use Permit, Site Plan, and Design Review, for the development of 32 multifamily units in the Multi-Family Residential (R-M) Zone, located at the northwest corner of California and Elizabeth Way (APN 065-221-005, 006, 007, 008, 009, 010, 011, 012, 013).

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1. Receive the staff report; 2. Conduct a public hearing; 3. Adopt the attached Resolution No. PC# 22-09, recommending that the City Council: a) approve and confirm the use of a categorical exemption as the appropriate environmental clearance in accordance with CEQA; b) approve a Planned Development Overlay and Conditional Use Permit; c) approve Tentative Subdivision Map # 5233; d) and approve Site Plan and Design Review, for the development of 32 multifamily units on five contiguous parcels located at the northwest corner of California and Elizabeth Way under the Multi-Family Residential (R-M) Zone subject to conditions of approval.

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: December 1, 2022
ITEM #: H.1
SUBJECT: Cross Court Commons (PLNG 22 -00054) – Request to approve a Tentative Subdivision Map (TSM #5233), Planned Development Overlay, Conditional Use Permit, Site Plan, and Design Review, for the development of 32 multifamily units in the Multi-Family Residential (R-M) Zone, located at the northwest corner of California and Elizabeth Way (APN 065-221-005, 006, 007,008, 009, 010, 011, 012, 013).

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 22-09, recommending that the City Council:
 - a) approve a Planned Development Overlay and Conditional Use Permit, and
 - b) approve Tentative Subdivision Map #5233, and
 - c) and approve Site Plan and Design Review, for the development of 32 multifamily units on five contiguous parcels located at the northwest corner of California and Elizabeth Way under the Multi-Family Residential (R-M) Zone subject to conditions of approval.

Staff Contact:

Megan Meier, Associate Planner, megan.meier@cityofwoodland.org, (530) 661-5814

Background:

On November 10, 2022, the project applicant, Cronin Properties LLC, submitted a planning application PLNG 22-00066 for a proposed 5-lot Residential Subdivision Map located on a 1.71-acre site (APN 065-221-005, 006, 007,008, 009, 010, 011, 012, 013) at the northwest corner of California Street and Elizabeth Way. The site is zoned Multi Family Residential (R-M) which allows 8.1-19.9 dwelling units an acre. The site is currently undeveloped. Along with the Tentative Subdivision Map, the proposal includes the lot configuration, site layout, landscape, and architectural plans for a 35-unit residential development project, including 3 Accessory Dwelling Units.

The development site was originally part of the larger Cross Court Athletic Club Development Subdivision Map #2774, which included a previously approved Planned Development Overlay (PUD 78-A) on March 10, 1978. The current proposed development project and Planned Development Overlay will supersede the previous PUD 78-A to provide updated guidelines that fit the current development proposal.

Discussion:

Project Site Description

The proposed development is situated on an undeveloped, 1.71-acre, infill site bordered on the north by the new Boys and Girls Club facility (formerly Cross Courts Athletic Club). To the west, there are existing multi-family apartments and to the east and south of the site are existing multifamily duplex housing fronting California Street and Elizabeth Way.



Contextual Map

Project Proposal

The applicant, Cronin Properties LLC, proposes a Tentative Subdivision Map # 5233 and associated Planned Development (PD), Conditional Use Permit (CUP), and Site Plan and, Design Review (DR) entitlements, to allow the development of 32 dwelling units and 3 additional Accessory Dwelling Units (ADU) on five contiguous parcels of land at the northwest corner of Elizabeth Way and California Street. The applicant is requesting a PD Overlay to allow for modified setbacks to the R-M multifamily zoning to accommodate shared driveway courts and private backyards. These units are slated to remain rentals and continue to be owned and managed by Cronin Properties.

Tentative Subdivision Map Request

The layout of the proposed Tentative Subdivision Map #5233 will merge 10 existing parcels into a 5-parcel configuration. Three parcels fronting Elizabeth Way will accommodate three housing courts with 20 dwelling units. Shared drive aisles off Elizabeth Way provide access to each housing court. The remaining two parcels fronting California Street accommodate three fourplexes for a total of 12 dwelling units facing onto California Street, and an additional three ADU units tucked behind the fourplexes, providing for a combined total of 35 dwelling units. All of the homes have single-car garages, with eight guest parking spaces provided at the end of the shared court drives on Elizabeth. Twelve additional parking spaces are provided in single-car driveways along California, for a total of 52 on-site parking spaces. An additional 10 on-street parking spaces are available immediately adjacent to the project along both Elizabeth and California roadways. All garages have dedicated bike parking and waste bin locations and are wired to be electric vehicle (EV) charger ready.

THE PROPOSED PROJECT DEVIATES FROM THE PRESCRIBED STANDARDS AS FOLLOWS:

	PRESCRIBED	PROPOSED
FRONT YARD SETBACK	20'-0"	NO DEVIATION
SIDE YARD SETBACK (OVER 1 STORY)	7'-6"	3'-9"
REAR YARD SETBACK	20'-0"	7'-6"
STREET SIDE CORNER LOT	10'-0"	NO DEVIATION
DENSITY	19.9 DU / ACRE	NO DEVIATION
LOT COVERAGE	50%	NO DEVIATION
MAXIMUM BUILDING HEIGHT	40'-0"	NO DEVIATION
LOT AREA	6,000 SF MIN	NO DEVIATION
DISTANCE BETWEEN BUILDINGS (TWO-STORY)	15'-0"	7'-9"

Site Plan and Design Review

The project request includes site development plans including floor plans, landscaping, and architectural renderings. The project design review was performed using the Citywide Design Guidelines along with the design standards for multifamily housing outlined in the Interim Zoning Code.

The architectural plans feature garage orientations off the private courtyard drives with homes on Elizabeth generally oriented toward these interior courtyards. The units immediately adjacent Elizabeth Way feature a wraparound porch and patio cover with front entrances facing Elizabeth Way to better interface with the existing neighborhood to the south. Care was taken to also match the existing development pattern along California with street-facing entryways and the use of fourplex development.

Architecture/Elevations

The proposed development will consist of attached townhouse-style housing courts and duplexes with additional small ADU stand-alone bungalows all built with a contemporary farmhouse architectural aesthetic. The two-story attached townhouse-style units feature white plank siding and are accented by black metal balcony fencing and dark linear contemporary brick. Each of the homes will have a private backyard at around 24 feet by 7 to 14 feet in size. The units range in size from 1,382 square feet to 1,498 square feet with the ADU units proposed at 647 square feet.

The modern farmhouse-style homes utilize a more casual cottage look with gable roof lines with a combination of materials. Specific style details include stamped concrete driveways, window mullion patterns with awnings, garage doors with windows, and enhanced gable end accents.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project, subject to the conditions of approval, and provides the following analysis:

General Plan Consistency

Land Use

The project, with the proposed conditions of approval, and Tentative Subdivision Map, has been determined by staff to be consistent with the goals and policies of the General Plan. The project is consistent with the medium-density General Plan land use that allows a density of 8.1 to 19.9 dwelling units per acre, which allows a range of product types including apartments, townhomes, and small-lot development. The project is a multi-family development at a proposed overall density of 19.9 dwelling units per acre. Staff finds that the project is consistent with key policies in the General Plan.

Climate Action Plan

The project applicant completed the Climate Action Plan (CAP) Checklist and the project is determined to be consistent with the City's 2035 CAP. All buildings shall be designed to meet, and are recommended to exceed,

energy efficiency requirements provided in the Cal-green code, including solar requirements.

Each home shall include the installation of photovoltaic panels, be prewired for electric vehicle charging, provide high-efficiency HVAC, high-efficiency windows that are operable, and will provide cross-ventilation, and energy-efficient lighting. The project will meet all Title 24 requirements. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project both internally and to surrounding areas. Bike storage is available in garages or in private yard areas of each home. Paseos and lot landscaping will utilize native and drought-tolerant landscaping. Canopy shade trees are proposed along all street fronts and adjacent to parking. Water-conserving fixtures and features are included in all homes and each home will have sufficient space for solid waste as well as green waste storage. The project will comply with construction recycling regulations. The project will comply with the adopted 2019 or most current Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes.

Each home shall have a dedicated 240-volt, 40-amp circuit for an electric vehicle charging station in the garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

Concerning heat island concerns, the project will include substantial plantings as illustrated in the conceptual landscape plans. Large trees are provided for shading sidewalks and street parking. Within the development, trees will be planted to provide shading within internal walkways, and at guest parking locations.

Zoning Ordinance Consistency

Lot Coverage - The maximum allowable lot coverage is 50 percent. The Planned Development (PD) proposal does not request any deviation from the standard and will meet the lot coverage requirement. It should be noted that, per state law and the City's zoning code, ADU units do not count toward overall lot coverage calculations.

Off-Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio for multi-family development is 1.5 spaces per unit. The parking requirement excludes ADU units within a given distance from a transit stop and will not be required for the proposed ADU units. The project under the zoning code is required to provide 48 parking spaces on site and the current development proposal with garages and additional on-site parking will exceed the requirement with 52 parking spaces. Additional on-street parking along both Elizabeth and California is expected to meet any additional need adequately.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements.

Open Space – Each unit will have dedicated private open space in addition to shared landscaped areas.

Energy Efficiency - The project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes, which now require that all homes provide solar. All homes will have rooftop solar as well as other energy efficiency features as described in the project summary.

Fencing - All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque or semi-transparent water sealant to prevent water damage and staining. The project application fencing diagram illustrates that a 6-foot wooden fence will be installed between the housing courts to create private backyards. There is minimal grading differential along this boundary with the existing Boys and Girls Club and the existing fence will be replaced or remain at the property owner's request.

Affordable Housing - The project is subject to the City's ten percent inclusionary housing requirement. Prior to any site work, the applicant and City shall enter into an Inclusionary Housing Agreement consistent with the City's Affordable Housing Ordinance (Woodland Municipal Code, Chapter 15.16). Based on 32 units purposed for the development, the applicant is required to restrict 10 percent or 4 units for low-income households.

Planned Development Overlay and Conditional Use Permit

The applicant is requesting a proposed Planned Development (PD) overlay. The purpose of a PD is to allow

flexibility in project design where appropriate. The proposal requests an exception from standard setbacks and distance from the adjacent structures on site in order to allow the shared court drives with side-on orientation to the street and private yard configuration.

The proposed Planned Development Overlay will accommodate the City's planned and desired density of 19.9 units per acre in a multi-family court configuration. The Planned Development Overlay will allow for reduced setbacks and other modified development requirements to achieve the stated density while minimizing impacts on adjacent properties. This product type may be desirable to those in varying stages of their lives who do not desire a large yard or home ownership.

Subdivision Ordinance Consistency

Lot Development

The subject property is 1.71 acres in size. The proposed R-M lots range in size from 10,856 to 18,742 square feet. A minimum lot size of 4,000 square-foot is required for R-M development. Overall, the project lot size meets the subdivision ordinance and the lot requirement under the R-M zoning.

Lot Width & Size

The tentative map meets this requirement, as set forth in Chapter 17.48 of the zoning code, requiring 60-foot lot width. The tentative parcel map as proposed meets all lotting requirements.

Infrastructure

External curb, gutter, sidewalk, and streetlights will be installed per plans.

Access:

The project has three access points off Elizabeth Way and six driveways off California Street with ADU access via a footpath between the duplex units on California and also from West Cross Street. Each entry is consistent with the City's Residential Driveway Detail at 24 feet wide. All drive entries include an enhanced pavement treatment to designate entry into the project.

Water:

Water is available to the site through will be through a connection for domestic water from the existing 8-inch main stub within the site. The water improvements will be owned and maintained by the City. Water mains, water laterals, and water meters installed by the project will be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities will be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities will be constructed in accordance with City Standards.

Sanitary Sewer:

The entire Cross Court Commons development will flow to the existing sewer stub connecting to the existing sewer manhole within the intersection. Sewer facilities throughout the project will be publicly owned and maintained up to and including the service cleanouts. All publicly owned and maintained sewer facilities will be within a public utility easement.

Storm Drainage

The first point of connection will be an existing drain inlet adjacent to the northern entrance to the site and the second connection will be at the southern entrance to another existing drain inlet.

Landscaping

The project proposes to landscape the site, including both public and private spaces. The shared open space will be landscaped and all areas located back of the sidewalk will be maintained by the property owner. The final choice of trees will be coordinated with the City arborist prior to the issuance of permits and will provide for a mix of species, and shading for the site consistent with city policies. Care was taken to incorporate the existing large oak tree on the west property line into the overall site plan and accommodate the oak's needs with a dry scape inside the drip line.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development

Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- The legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since November 23, 2022.

Environmental Clearance

California Environmental Quality Act (CEQA)

The proposed project qualifies for a Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses. The project is consistent with all applicable City policy documents and can adequately be served by all required utilities and public services. Approval of the project would not result in any significant impacts under CEQA.

Yolo Habitat Conservation Plan (HCP)

The project was further deemed "developed," and subject only to the applicable Habitat Conservation Plan (HCP), Avoidance, and Minimization Measures.

Prior to taking action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, Section 15062(a) of the CEQA guidelines.

Appeals

The Planning Commission's action on the proposed project is advisory and includes a recommendation to the City Council regarding final action. Final action on the project is subject to review and consideration by the City Council at a subsequent public hearing.

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 22-09, recommending that the City Council:
 - a) approve a Planned Development Overlay and Conditional Use Permit, and
 - b) approve Tentative Subdivision Map #5233, and
 - c) and approve Site Plan and Design Review, for the development of 32 multifamily units on five contiguous parcels located at the northwest corner of California and Elizabeth Way under the Multi-Family Residential (R-M) Zone subject to conditions of approval.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Erika Bumgardner, Principal Planner

Attachments:

1. Planning Commission Resolution PC 22-09
2. Application
3. Cross Court Commons Conditions of Approval
4. Cross Courts Commons_ Tentative Subdivision Map
5. Architectural Plan Set
6. Preliminary Landscape Plan

RESOLUTION NO. PC 22-XX

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL APPROVAL OF
TENTATIVE SUBDIVISION MAP NO. 5233, PLANNED DEVELOPMENT
AND CONDITIONAL USE PERMIT, AND SITE PLAN AND DESIGN
REVIEW FOR CROSS COURT COMMONS PROJECT IN ACCORDANCE
WITH THE CONDITIONS OF APPROVAL**

WHEREAS, the applicant, Cronin Properties LLC, filed Planning Application # PLNG 22-00066, proposing a Tentative Subdivision Map (TSM No.5233), Planned Development Standards, Conditional Use Permit, Site Plan and Design Review to develop 1.71 acres of land over five contiguous parcels reconfigured from the previous ten parcels (APN:065-221-005, 006, 007, 008, 009, 010, 011, 012, 013); and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on December 1, 2022, to review and consider recommending to the City Council approval of the proposed Cross Court Commons Development (“Project”) including Tentative Subdivision Map No. 5233, Planned Development Standards, Conditional Use Permit, Site Plan and Design Review; and

WHEREAS, the approval of the Planned Development will supersede the previously approved Planned Development dated March 10, 1978; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three hundred-foot (300-ft) radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed subdivision map is exempt from CEQA review per CEQA Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses. The project is consistent with all applicable City policy documents and can adequately be served by all required utilities and public services. Approval of the project would not result in any significant impacts under CEQA.

WHEREAS, the Planning Commission has reviewed all plans and documents regarding the proposed Tentative Subdivision Map 5233, Planned Development Standards and Conditional Use Permit, as well as Site Plan and Design Review providing for complete site development; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings,

determinations, and recommendations with respect to the proposed General Plan and Specific Plan Amendments, Tentative Subdivision Map, Planned Development, Conditional Use Permit, Site Plan and Design Review for the Project:

The Planning Commission, in recommending to the City Council approval makes the following findings regarding:

1. General Plan Consistency Findings:

- a. The project does not require a General Plan Amendment and does not trigger any significant impacts.
- b. The project is consistent with the goals and policies of the General Plan and encourages infill housing development on an infill, remainder parcel.
- c. The project is consistent with the goals and policies of the Housing Element by meeting the Affordable Housing requirements as conditioned, and by providing additional housing options.

2. R-M zoning Consistency Findings:

- a. The project is consistent with the policy language (goals, policies, and objectives) of the City's zoning code and through various conditions, consistency has been ensured.
- b. The project is consistent with the land use summary for R-M zoning in that the project provides a multi-family housing product type encouraged in the Citywide Community Design Guidelines.
- c. The project as conditioned is consistent with the multifamily design standards and Affordable Housing Inclusionary requirements.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map (No. 5233), Planned Development, and CUP findings:

- a. The proposed Tentative Subdivision Map as conditioned is consistent with the City's General Plan, including and the Housing Element. The proposed Tentative Map will implement the General Plan by providing the opportunity for infill development. The Tentative Subdivision Map is also consistent with the City's Zoning and Community Design Guidelines.
- b. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

- c. The project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site.
 - d. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. Clearance has been provided by the Yolo Habitat Conservation Plan and appropriate Avoidance and Minimization Measures have been applied to the project conditions for whitetail and swainson hawk habitat
 - e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on project residents or occupants of the surrounding area. The project has exceeded requirements for on-site parking.
 - f. The subdivision design will not conflict with easements acquired by the public at large, any new easements have been made conditions of map approval.
4. The Planning Commission does hereby recommend that the City Council:
- a. Approve and confirm the use of CEQA categorical exemption for environmental clearance (CEQA);
 - b. approve Tentative Subdivision Map #5233;
 - c. approve a Planned Development Overlay and Conditional Use Permit; and
 - d. approve Site Plan and Design Review

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 1st day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Principal Planner



Community Development Department

300 First St, Woodland CA 95695
Phone (530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. OWNER/APPLICANT

Property Owner:

Cronin Properties, LLC

Mailing Address:

419 Main Street

City State Zip Code:

Woodland, CA 95695

Phone Number:

(530) 666-4139

E-mail Address:

david@monleycronin.com

Project Applicant:

David Cronin

Mailing Address:

419 Main Street

City State Zip Code:

Woodland, CA 95695

Phone Number:

(530) 666-4139

E-mail Address:

david@monleycronin.com

2. PROJECT DESCRIPTION

Project Name:

Cross Court Commons

Total Acres or Square Feet:

1.69 Acres

General Plan Land Use Designation:

Medium Density Residential (MD)

Existing Zoning:

R-M Multi-family Residential

Site Address or Location:

Elizabeth Way / California Street / West Cross Street

Assessor's Parcel Number(s):

065-221-005-1 through 065-221-013-1

Is Project in Flood Zone? ☐ Yes ☒ No**Requested Entitlement/Permit Type:**

PUD, Tentative Map, Site Plan Review, Design Review

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

David Cronin 9/12/2022
Applicant Date

[Signature] 9/12/2022
Applicant Date

Cross Court Commons, LLC 9/12/2022
Legal Owner Date

[Signature] 9/12/2022
Legal Owner Date

Conditions of Approval
CROSS COURTS COMMONS

GENERAL CONDITIONS

1. **Project Approval.** The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the December 1, 2022, City Council staff report, as approved by City Council, for the Cross Court Commons development as proposed by the applicant Cronin Properties LLC, except as modified by these conditions of approval. The Project approval includes Tentative Subdivision Maps (TSM #5223) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, for five contiguous parcels of land covering 1.9 acres, located at the southwest corner of Elizabeth Way and California Street in Woodland California. The development will allow the buildout of 32 units with 3 additional accessory dwelling units and 52 (32 garage 20 guest) on-site parking spaces, consistent with the Medium Density General Plan land use designation and multi-family zoning for the property (APN: 065-221-005, 006, 007, 008, 009, 010, 011, 012, and 013).
2. **Indemnification.** The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers in accordance with the Development Agreement. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated reasonable legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. **Informing Agencies & Subcontractors.** Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all

pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

4. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.
5. Landscape Maintenance Agreement. The applicant shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The landscape maintenance agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.
6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant’s right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Affordable Housing. Prior to any site work, the applicant and City shall enter into an Inclusionary Housing Agreement consistent with the City's Affordable Housing Ordinance (Woodland Municipal Code, Chapter 15.16). Based on 32 units purposed for the development, the applicant is required to restrict 10 percent or 4 units for low-income households.

COMMUNITY DEVELOPMENT

8. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.
9. Design Review. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with City zoning code and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.
10. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.
11. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
12. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of the approved Planned Development Overlay standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.
13. On-Site Driveways and Access Roads. Enhanced on-site driveways and access roads shall be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.
14. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements

- Cal-green code. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project will meet all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.
15. Photovoltaic Panels. At minimum, each home shall be photovoltaic ready and shall:
1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). All solar installations shall be installed with bird proofing shields to prevent nesting under the solar panels
 16. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.
 17. Trash and Recycling Container Storage. Areas shall be provided for designated storage of trash and recycling containers. Such areas shall be screened from view of the streets. Information shall be verified prior to issuance of building permits.
 18. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
 - a. Final planting design including all final landscape coverage calculations and ensure compliance with the City Zoning Ordinance.
 - b. Locations, size, and quantity of all plant materials.
 - c. A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - d. Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - e. Planting and installation details; and notes including soil amendments.
 - f. Security/screening perimeter fencing

- g. Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as a backflow controller and water meter devices were identified.
 - h. Final parking lot shading planting and calculations to attest to compliance.
 - i. Soils analysis and specification of any amendment requirements
 - j. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
 - k. Shared open space, culvert overcrossing to include all associated amenities and lighting.
19. Compliance with City and State Water Conservation Ordinance. Landscape plans shall comply with the State and City's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State Ordinance on the final landscape plans.
 20. Landscape Coverage. Vegetative matter shall cover a minimum of 75 percent (75%) of the landscape area within 2 years of planting. The landscape architect shall document the calculations and attest to this on the final landscape plan.
 21. Shade Tree Planting. Shade trees shall be planted throughout the development site such that 50% of uncovered stalls will be in shade at noon at landscape maturity. Planters containing trees shall not be less than four feet in width and shall be protected by wheel stops or curbs.
 22. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.
 23. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to ensure that each lot can maintain trees without conflict.
 24. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
 25. West/ Rear Property fence. The existing fencing along the west boundary of the project shall be replaced with wood fence that will be a minimum of six-feet in height, on either side as measured from the finished pad elevation. The location and design of

the fence shall be shown on the Improvement Plans for the project. The design shall be approved by the Community Development Department prior to approval of Improvement Plans. OWNER shall work with the adjacent property owners to obtain necessary permission to remove the existing fencing and install the new fencing.

26. On-Site Parking. In no case shall the number parking spaces be reduced without prior approval of the Community Development Director.
27. Design Changes. Prior to the issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department. Design changes that require modification to uses, elevations, or site features other than discussed herein, shall be submitted for review and approval through the appropriate planning process.
28. Accessory Dwelling Units. The parcel shall have a deed restriction on all accessory dwelling units (ADU) prior to Certificate of Occupancy to prevent sale.
29. Private Wells. Applicant shall provide documentation that there are no private wells on site or that the project shall abandon any on site wells with construction of site improvements.
30. Ground Mounted Mechanical Equipment. Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, should be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval. Location and screening details shall be provided on site and landscape plans which shall be reviewed and approved prior to issuance of building permits.
31. Securing Site. At the time of first work on-site any undeveloped portion of the parcels shall be secured with temporary fencing to deter criminal activity, loitering, and or encampments
32. Dust Control. An effective dust control program should be implemented whenever earth moving activities occur on-site.
33. Roadways. Throughout the construction period, streets adjacent to the project site shall be swept at the end of the day and cleared of any deposits caused by construction activities.

CEQA/HCP

34. In the event of the accidental discovery or recognition of any human remains further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section: 15064.5(e)(1) and (2) has occurred. The Guidelines

specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the Yolo County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. The potential exists that the Native American Heritage Commission may be unable to identify a most likely descendant, the most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner. In such a case, the landowner or their authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.

35. In the event a potentially significant cultural or paleontological resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease, and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the find. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to, culturally appropriate temporary and permanent treatment, which may include avoidance of cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity.
36. Prior to first certificate of occupancy, all development requirements shall be completed to the satisfaction of the Community Development Department. The site and buildings shall be inspected for compliance prior to the Certificate of Occupancy.
37. Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.
38. Prior to commencing any ground-disturbing activities, the project applicant shall retain a qualified biologist to conduct planning-level surveys and identify any nesting or foraging habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from publicly accessible areas.

The results of the survey shall be submitted to the Conservancy and CDFW. If nesting or foraging habitat are not present within the project area, no further mitigation would be necessary. If active nests are found during the preconstruction survey, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist shall monitor the nest and shall, along with the project applicant, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities, including tree pruning or removal, are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior.

If this project involves pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project applicant shall conduct a preconstruction survey that is consistent with the guidelines provided by the Swainson's hawk Technical Advisory Committee (2000). If active nests are found during the preconstruction survey, no tree pruning or removal of the nest tree shall occur during the period between March 1 and August 31, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

All findings and results of the preconstruction surveys shall be submitted to the Community Development Department for review and approval.

39. The project applicant shall implement the following measures to avoid or minimize impacts to raptors and federally-protected nesting raptors and migratory birds:
- If any site disturbance or construction activity for any phase of development begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be required.
 - If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior to site disturbance or construction activity for any phase of development. The survey area shall cover the construction site and the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 500-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other protected bird is not found, then further mitigation measures are not necessary. The preconstruction survey shall be submitted to the City of Woodland Community Development Department for review.

- If an active nest of a bird of prey, MBTA bird, or other protected bird is discovered that may be adversely affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:
 - Stop all work within a 100-foot radius of the discovery;
 - Notify the City of Woodland Community Development Department;
 - Do not resume work within the 100-foot radius until authorized by the biologist; and
 - The biologist shall establish a minimum 500-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the active nest. Further work may not occur within the ESA until the biologist determines that the nest is no longer active.

DEVELOPMENT ENGINEERING

REQUIRED SUBMITTALS

40. Applicant shall prepare improvement plans for utility connections and all work within the public right-of-way and submit them to the Development Engineering Division of Community Development Department with encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to building permit issuance, applicant shall obtain encroachment permit and post security determined necessary during the permit process. All public improvements shall conform to the current City of Woodland Standard Specifications. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal.
41. All required public improvements, as listed below, are required as a condition of development of this site and shall be completed under the encroachment permit prior to certificate of occupancy of the first building providing the above conditions are met prior to building permit issuance.
42. Unless otherwise determined by the City Engineer, construction of public improvements will require that the applicant enter into an improvement agreement and provide security (i.e. performance, payment, & warranty bonds) and insurance.

ROADWAYS

43. The Owner shall remove and replace all fronting sidewalk, curb and gutter, and replace with City Standard vertical curb, gutter and sidewalk, and ADA compliant driveways along the entire frontage of the property (including Cross Street). New sidewalk shall be a minimum of 5.5' as measured from the face of curb. If additional right-of-way is required to accomplish provide the required sidewalk width, it shall be dedicated with the final map.
44. The Owner shall remove existing curb ramps and replace with City standard and ADA compliant Case A (not Case C) curb ramp at the northeast corner and the southeast corner of the project.
45. After construction of the site, utility connections, and frontage connections, Owner shall micro surface the full street in front of the project along all property frontages up to 15 feet beyond the property lines.

STREETLIGHTS

46. Owner shall provide four new streetlights served by a new pedestal and conduit. Two streetlights should be placed on Elizabeth Way (western boundary line and approximate center of Lot C frontage) and two lights along California Street (close to Elizabeth Way and at property line between Lots D and E).

EASEMENTS AND RIGHT OF WAY

47. Final map shall dedicate additional right of way at back of corner ramps to accommodate a Caltrans standard "Case A" ramp.
48. Owner shall dedicate private easements at final map to allow connection of utilities, storm drain facilities, and pedestrian and vehicular access across parcels as proposed. Easements may be dedicated through one of the following mechanisms:
 - A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels and these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

WASTEWATER AND SEWER COLLECTION SYSTEM

49. The project shall be connected to the City of Woodland sewer collection system, with at least one sewer lateral required for each parcel, in accordance with City of Woodland standards. Onsite sewer should be designed to not cross property lines. Cleanouts shall be installed at the back of walk for each service. If possible, avoid placement of sewer cleanouts in driveways. The portion of the lateral upstream of the back-of-walk cleanout shall be privately owned and maintained. Six inch laterals will be required for any service serving more than three dwelling units.
50. Owner shall abandon all unused sewer laterals along the property frontage. Existing 4" sewer laterals were connected to the 8" mains in California & Elizabeth by break-in (hammer taps). To properly abandon the laterals, owner shall remove approx. 2' of existing main at the break-in tap and replace with new plastic (SDR-26) pipe. Alternatively, the Owner may elect to line the existing 8" mains in California and Elizabeth via Cured-in-Place-Pipe lining technologies and omit reinstatement of the laterals to be abandoned.

WATER INFRASTRUCTURE CONDITIONS

51. Each parcel shall be served by a single domestic water service with a water meter at the back of walk and connected directly to the public water main. The existing 3" water main behind the sidewalk and within the project frontage was previously abandoned and is not available for connection.
52. If the owner elects to use a separately metered landscape irrigation service to each parcel, the irrigation service can be pulled off a shared service line that serves both domestic and irrigation.
53. All water service piping, from the owner's side of the water meter on, shall be privately owned and maintained by the owner. Traffic-rated water meter boxes shall be used in the traveled way or in other areas not separated from the travelled way by a curb or distance of five feet. Locations of the meters to be approved by the City.
54. All water services shall be protected by a backflow protection device. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
55. If a City owned fire hydrant is required to be installed by the Fire department, hydrant shall be connected per City standards directly to the water main in the street. Private fire hydrants shall have a separate lateral from any domestic or irrigation services, and be protected by an approved backflow device.

STORM WATER

56. Owner shall replace the frame and grate for inlet at Elizabeth Street and California Street. The drain inlet box may remain.

57. Owner shall replace the frame and grate for inlet at California and Cross Streets. The existing drain inlet box in this location is badly damaged and needs to be replaced also. Owner shall replace the existing DI box with City standard inlet and catch basin.
58. To the extent possible, the private storm drain system for Parcels D, E, and a portion of Parcel C shall be designed to connect underground with existing storm infrastructure (at DI) in the street. Any under-sidewalk drains shall be privately maintained and included on stormwater maintenance agreement.
59. Owner shall provide pre-project and post-project storm drain run off calculations during the design of public improvements and demonstrate that hydromodification requirements have been met.

STORM WATER QUALITY CONTROL

60. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
61. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy. Owner will be required to enter into a maintenance agreement for onsite storm water treatment devices.
62. Prior to Final Map Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed Storm Water Quality Measures.

OWNER may reference the City's Post Construction Standards Manual on the web: <http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>

63. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.

GRADING

64. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall identify all existing trees and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor at the time of record drawing (as-built) plan preparation, stating, "I hereby state that all improvements have been substantially constructed as presented on these plans." Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
65. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes/sizing/locations, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
66. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
67. Prior to final map, the Owner shall provide cross-property drainage easements. Owner shall submit a deed disclosure to the Community Development Director and City Attorney for review and approval. Said deed disclosure shall be a separate written disclosure to the buyer detailing the nature and impacts of the drainage easements. The deed disclosure shall accompany the map and be recorded on title for the effected lots. Costs for document preparation and recording shall be borne by the Owner.

FEES

68. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
69. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.
70. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance

71. Prior to final map owner shall provide an appraisal of land costs or other value assessment to the City and pay Quimby fees in accordance with the City Municipal Code. These fees are in addition to the City's Parks Development Impact Fees.
72. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.
73. The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

GENERAL CONDITIONS

74. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map
75. Owner shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
76. Final map and improvement plans shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
77. Applicant shall provide documentation that there are no private wells on site or that the project shall abandon any on site wells with construction of site improvements.
78. Any perimeter fencing and/or masonry walls (including footings) shall reside within the private property and shall be privately owned and maintained.
79. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Rosie Ledesma, Environmental Resource Analyst, at (530) 661-2059 for more information.

80. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

BUILDING

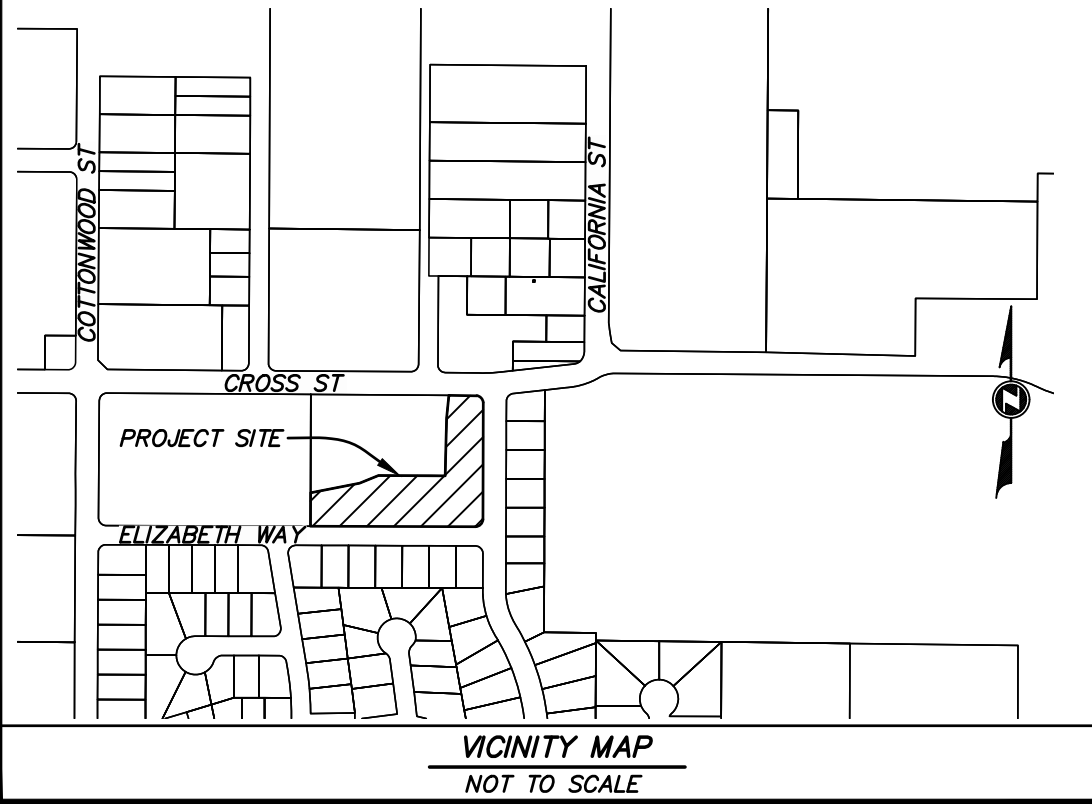
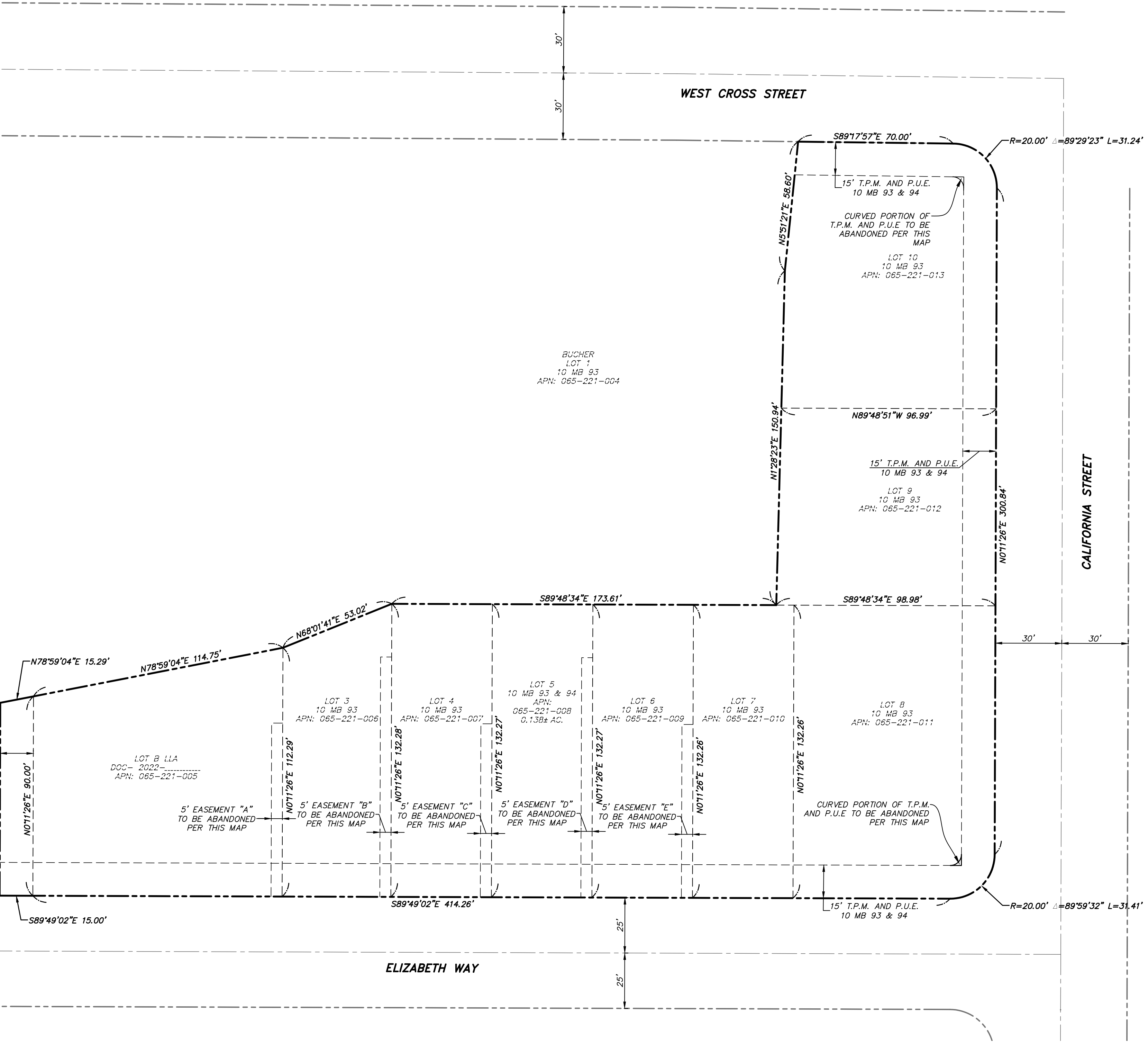
81. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- A. 2019 California Building Code
 - B. 2019 California Plumbing Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Electrical Code
 - E. 2019 Building Energy Efficiency Standards
 - F. 2019 California Green Building Code
 - G. The Code of the City of Woodland
82. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
- a. Recycle plan is required at time of permit issuance along with a \$1000 deposit. This applies to any permit where the total area of renovation is over 1000 square feet.
83. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
84. All plans, computations, and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
85. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building and project area.
86. A soils investigation report shall be provide as specified in section 1803.2 of the 2019 CBC or a review of an existing report by a license soils engineer.

FIRE

87. Access roads for fire department apparatus shall be a minimum width of 20 feet. No Parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes (any road less than 26).
88. Fire flow requirements, fire hydrant location and distribution shall meet the requirements of 2019 California Fire Code, Appendix B and C, respectively.
89. Approved address numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and within internal access roads and drives. Numbers shall contrast with background.
90. Fire alarm system shall be designed and installed per NFPA 72 and 2019 California Fire Code. Plans shall be submitted to the Woodland Fire Department as a deferred

set for approval. Plans may be submitted electronically at risk-reduction@cityofwoodland.org

91. Automatic fire sprinkler system shall be designed and installed for residential living building, NFPA 13R (respectively) and 2019 California Fire Code. Plans shall be submitted to the Woodland Fire Department as a deferred set for approval. Plans may be submitted electronically at risk-reduction@cityofwoodland.org
92. Due to building exceeding 30 feet in height, aerial fire apparatus access road shall be provided.
93. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
94. Fire Apparatus roads extend to within 150 feet of all portions of the facility, per 2019 CFC 503.1.1

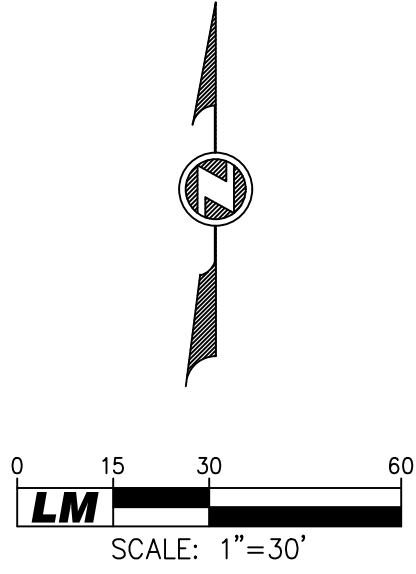


OWNER/SUBDIVDER: CROSS COURT COMMONS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR: LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA. 95695
PHONE: (530) 662-1755

ASSESSOR'S NUMBER: 065-221-005-000, 065-221-006-000,
065-221-007-000, 065-221-008-000,
065-221-009-000, 065-221-010-000,
065-221-011-000, 065-221-012-000,
065-221-013-000

EXISTING USE: MD (MEDIUM DENSITY RESIDENTIAL)
EXISTING LOTS: 9 LOTS
PROPOSED USE: MD (MEDIUM DENSITY RESIDENTIAL)
EXISTING ZONING: R-M (MULTI FAMILY)
PROPOSED LOTS: 5 LOTS
PROPOSED ZONING: R-M (MULTI FAMILY)
SEWER SERVICE: CITY OF WOODLAND
DRAINAGE SERVICE: CITY OF WOODLAND
WATER SERVICE: CITY OF WOODLAND
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
GAS SERVICE: PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE: AT&T
FLOOD ZONES: ZONE X
GROSS AREA: 1.71 ACRES



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
BRYAN P. BONINO
L.S. 7521
STATE OF CALIFORNIA

PROJECT ENGINEER'S SIGNATURE
By: *Bryan P. Bonino*

DATE: 9/12/22 **P.E.:** 41804
L.S.: 7521

JOB# 3971-17

**TENTATIVE SUBDIVISION MAP
FOR
CROSS COURT COMMONS**

**TENTATIVE SUBDIVISION MAP NO. 5233
FOR
CROSS COURT COMMONS
BEING A PORTION OF SECTION 31,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE AND MERIDIAN,
CITY OF WOODLAND,
YOLO COUNTY, CALIFORNIA**

BENCH MARK:
ELEVATION: _____ **DATUM:** _____
DESCRIPTION:

SCALE:
HORIZ. 1"=30' **VERT.** NONE

DATE: _____

DESIGNED BY

DRAWN BY

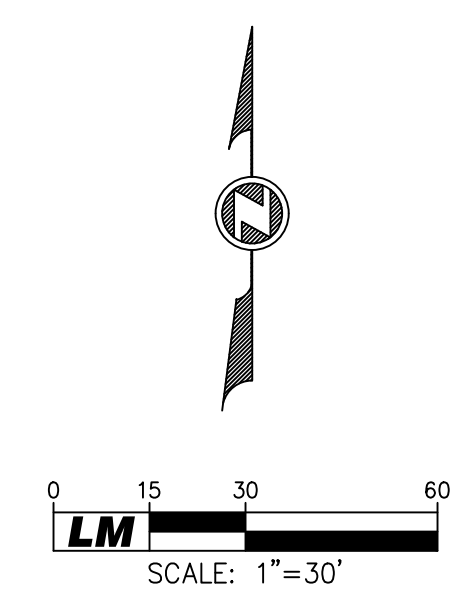
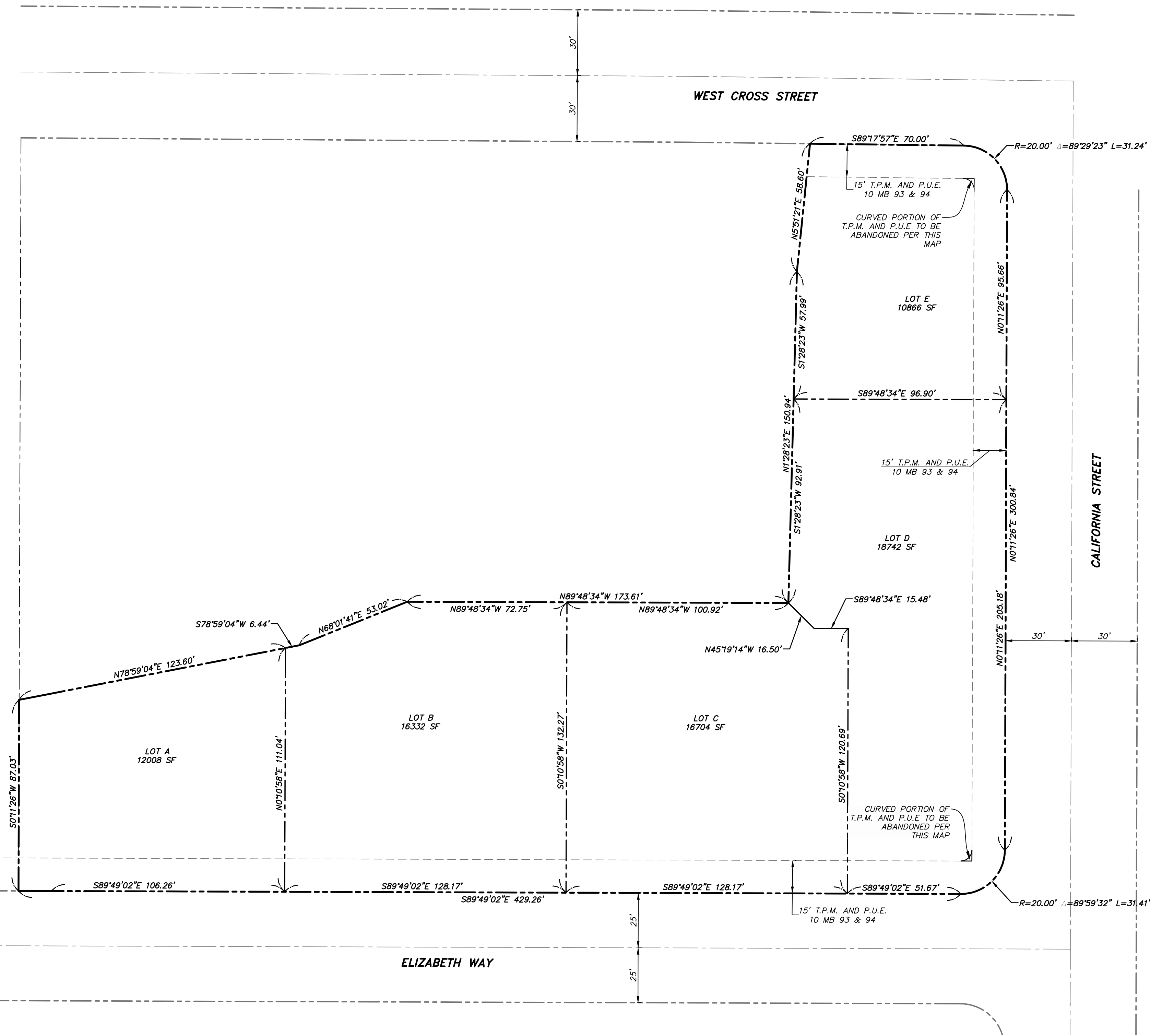
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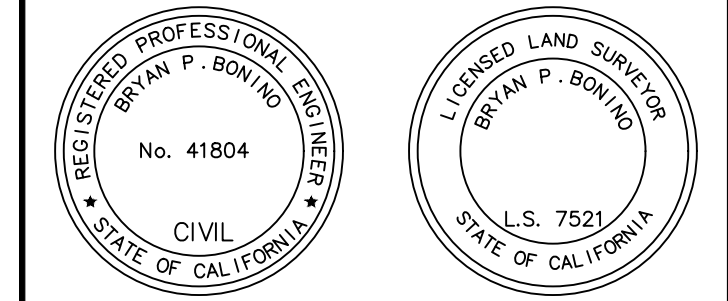
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

EXISTING LOTS

SHEET 1 OF 8



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
609 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



PROJECT ENGINEER'S SIGNATURE
By: *Bryan P. Bonino*
DATE: 9/12/22 P.E. 41804
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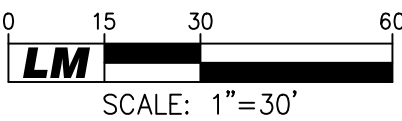
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DESCRIPTION: _____

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DATE: _____

DESIGNED BY _____
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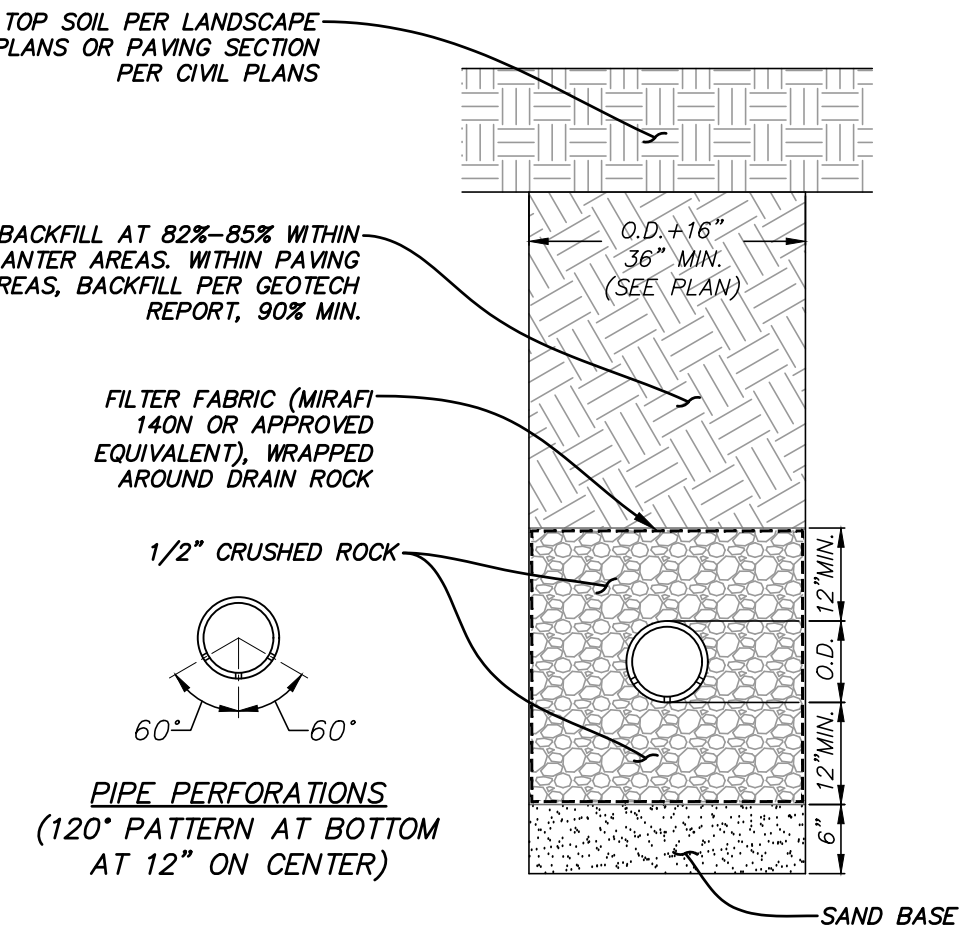
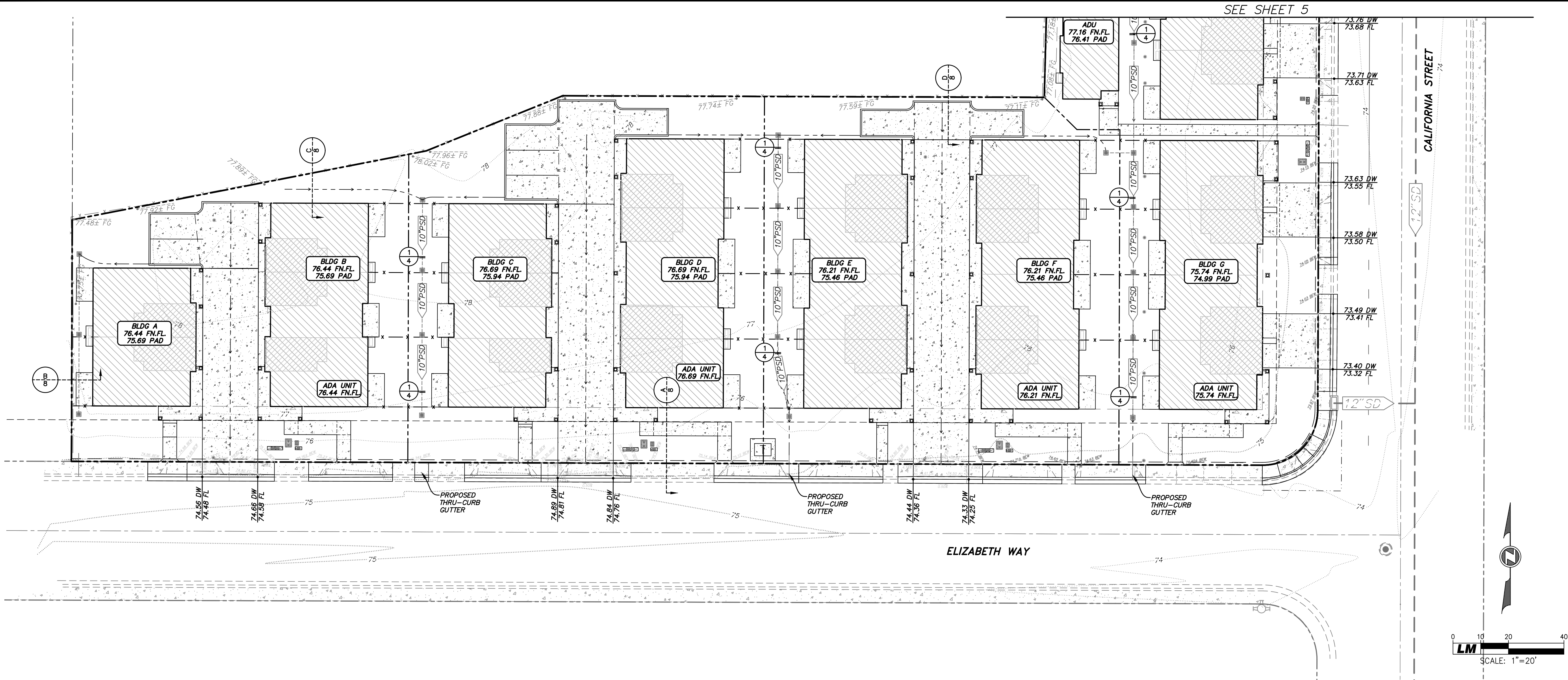
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PROPOSED LOTS
SHEET 2 OF 8



$\frac{60.50 \pm TC}{60.00 \pm FL}$
 $\frac{60.50 \pm FC}{60.50 \pm AC}$
 $\frac{60.50 \pm BEW}{60.50 \pm BEW}$

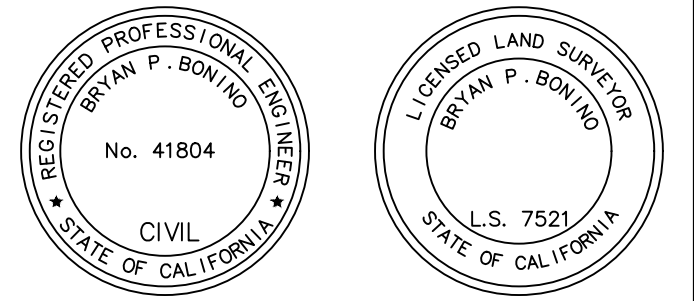
SCALE: HORIZ. 1"=30' VERT. NONE



- NOTES:
1. SOIL MOISTURE LOW ENOUGH DURING CONSTRUCTION TO PREVENT SMEARING OF TRENCH SIDES AND BOTTOM. IF SMEARING OCCURS CONTRACTOR SHALL SCORE TRENCH TO PROMOTE INFILTRATION TO THE SATISFACTION OF THE ENGINEER.
 2. TRENCH BOTTOM TO BE LEVEL PLUS OR MINUS THREE INCHES ALONG THE ENTIRE LENGTH OF PERFORATE PIPE.
 3. SIDE WALLS TO BE SCORED TO PREVENT SEALING.

1 INFILTRATION TRENCH
NTS

LM LAUGENOUR AND MEIKLE
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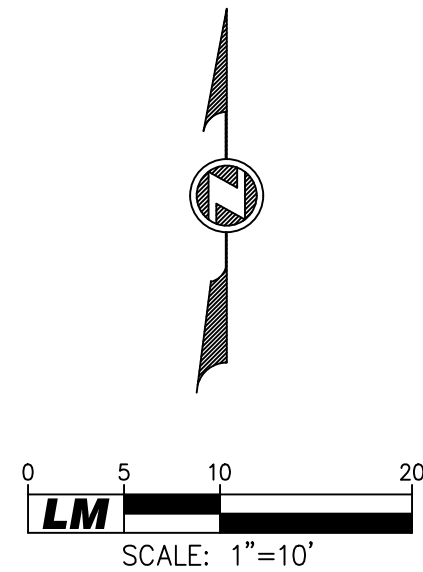
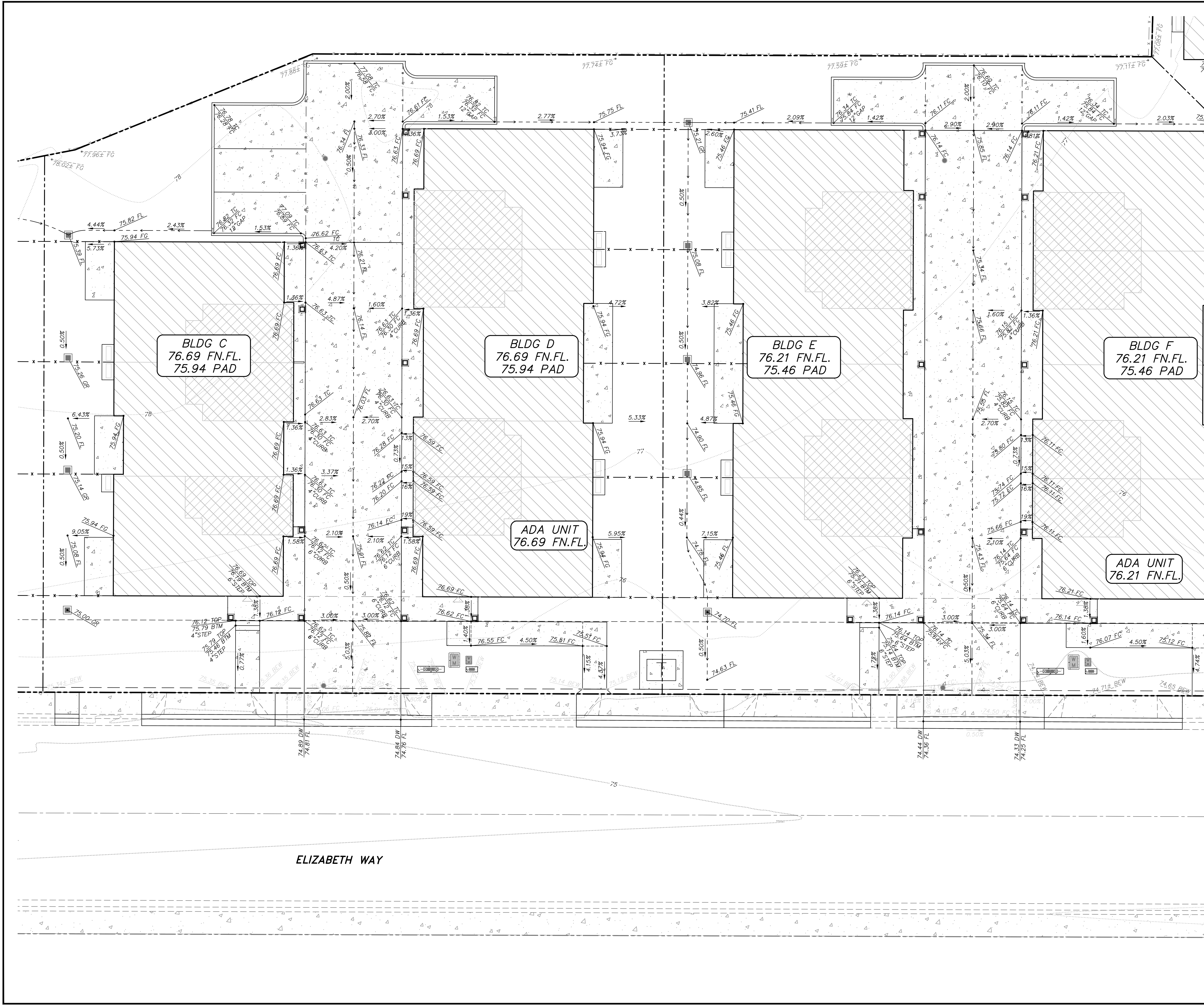
BENCH MARK:
ELEVATION: DATUM:
DESCRIPTION:

SCALE:
HORIZ. 1"=20' VERT. NONE
DATE: 1"=20'

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REVIEWED BY
FILE: 3971-17_C301.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

GRADING &
DRAINAGE PLAN
SHEET 4 OF 8



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PROJECT ENGINEER'S SIGNATURE

By: *Bryan P. Bonino*

DATE: 9/12/22 P.E. 41804
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DESIGNED BY

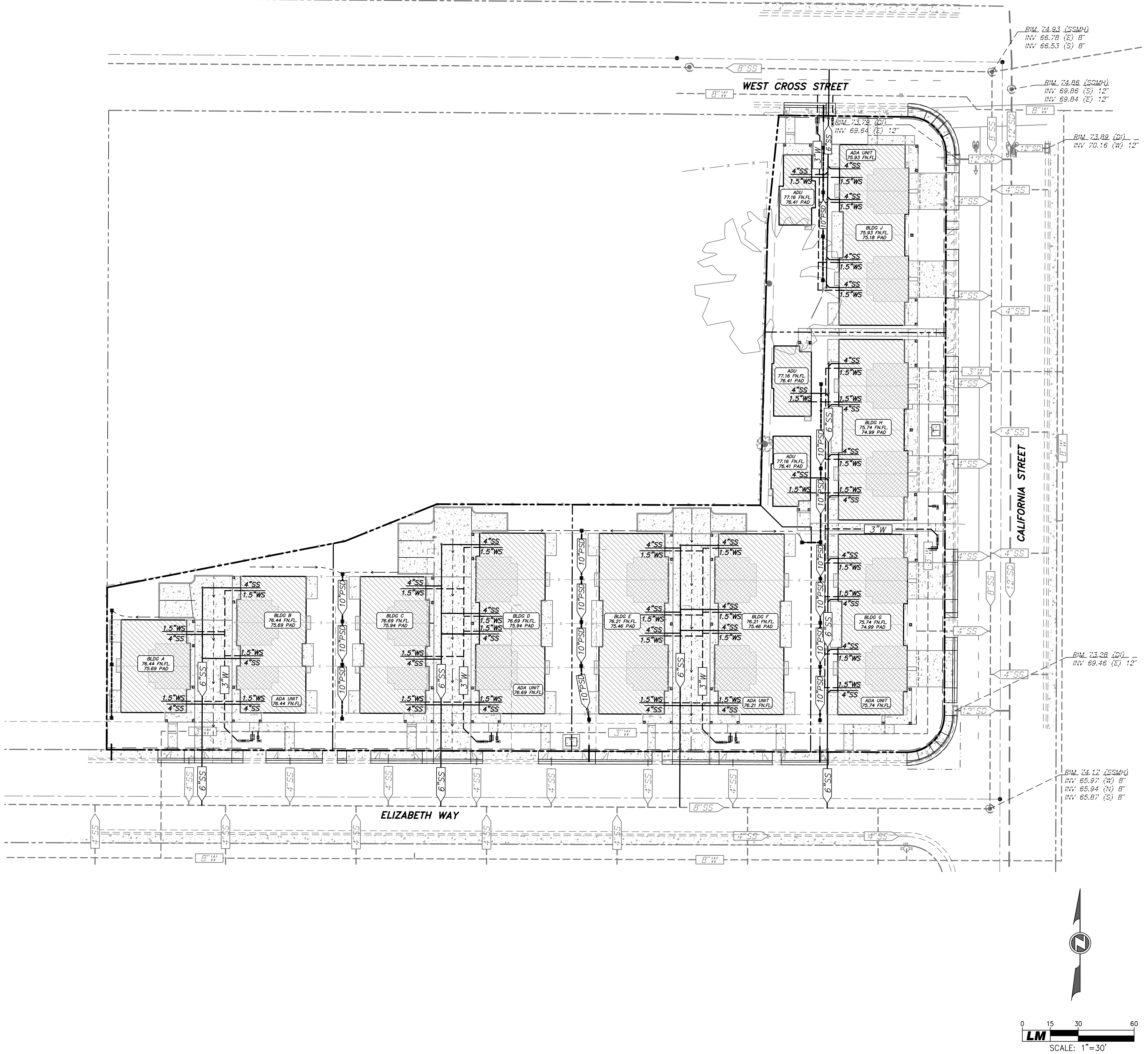
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FILE: 3971-17_C303.dwg

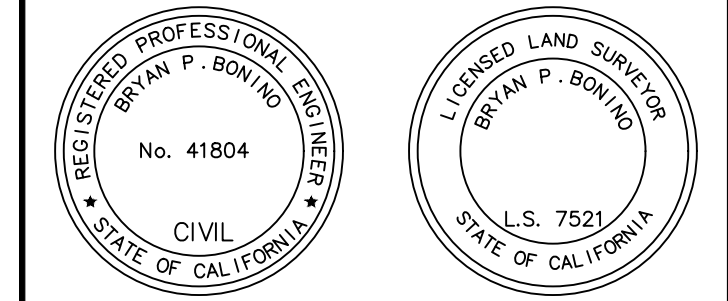
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

**TYPICAL LOT
GRADING**
SHEET 6 OF 8



LEGEND
----- 3" WATER (TYPICAL)

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PROJECT ENGINEER'S SIGNATURE
BY: *Bryan P. Bonino*
DATE: 9/12/22 P.E. 41804
L.S. 7521

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FOR
CROSS COURT COMMONS

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BENCH MARK:
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DESCRIPTION: _____

SCALE:
HORIZ. 1"=30' VERT. NONE

DATE: _____

DESIGNED BY _____

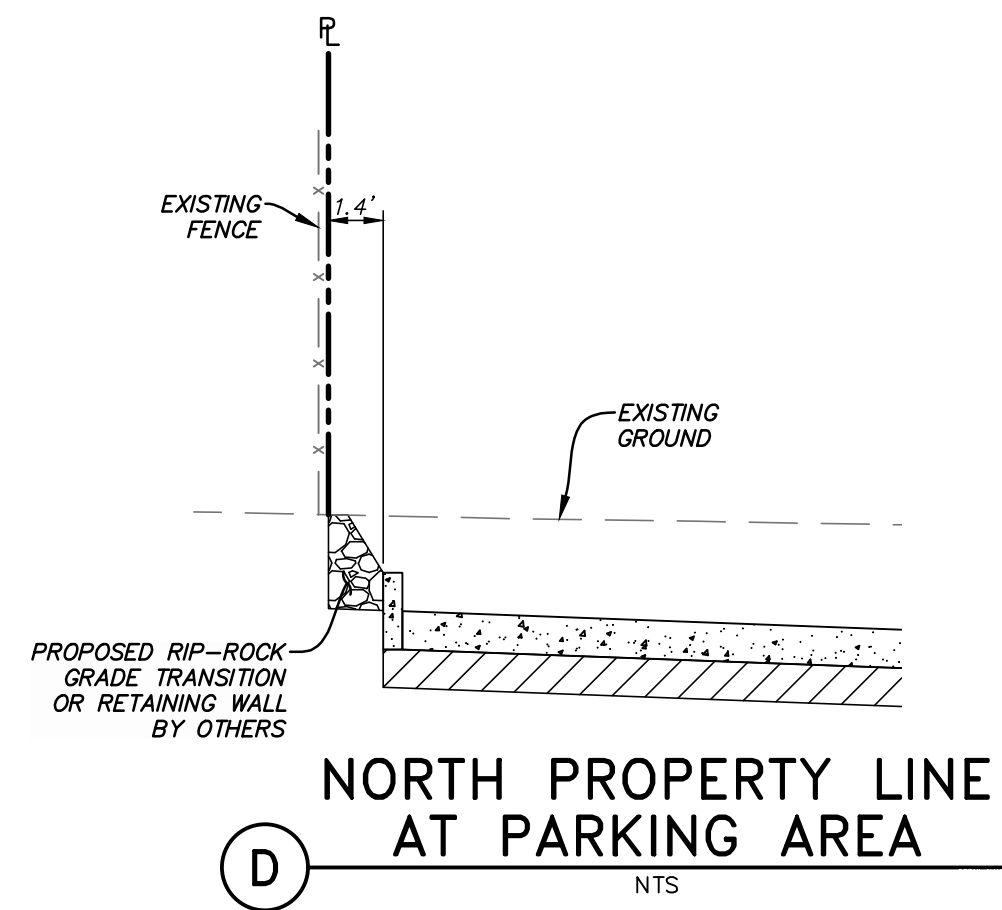
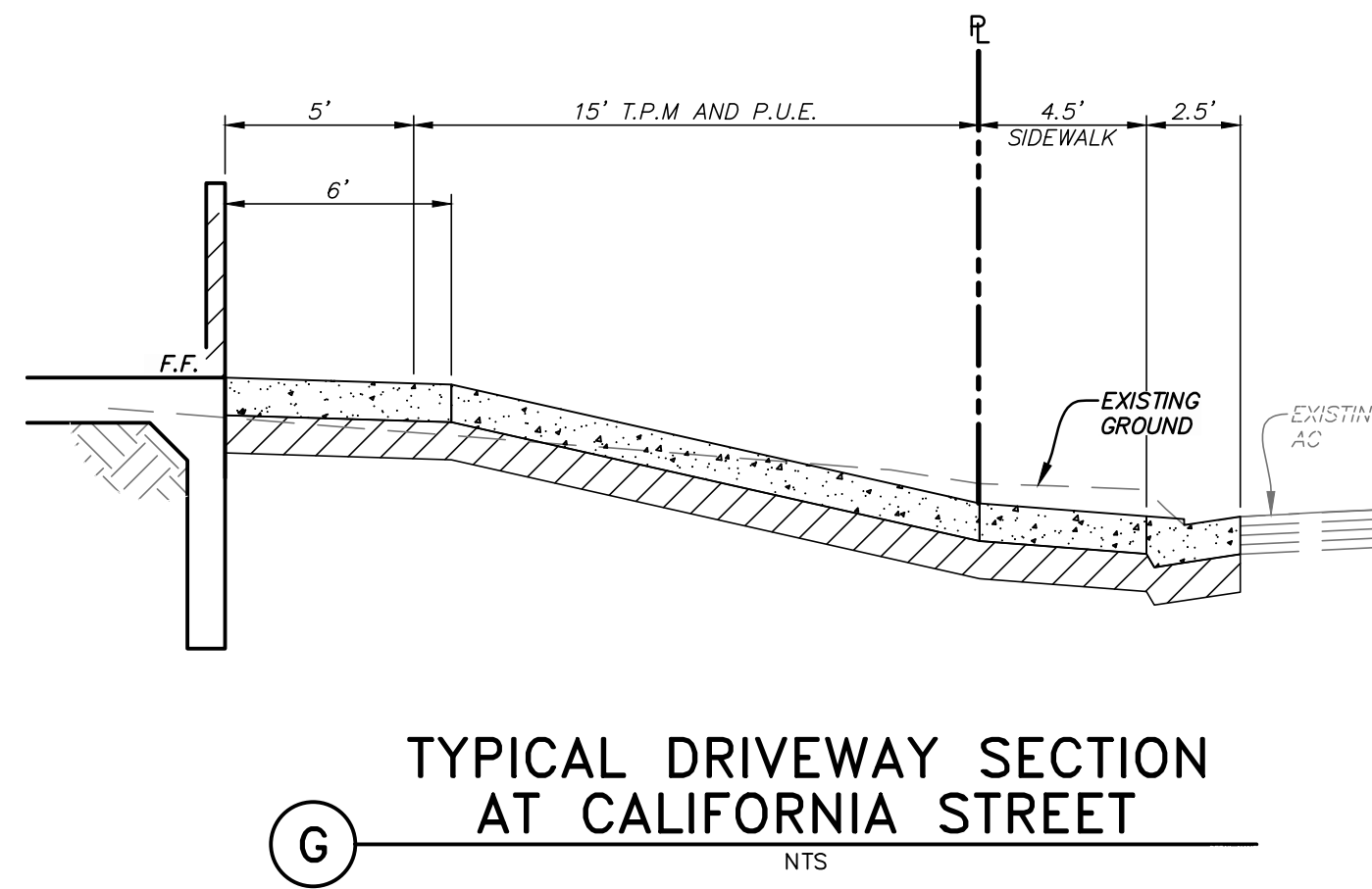
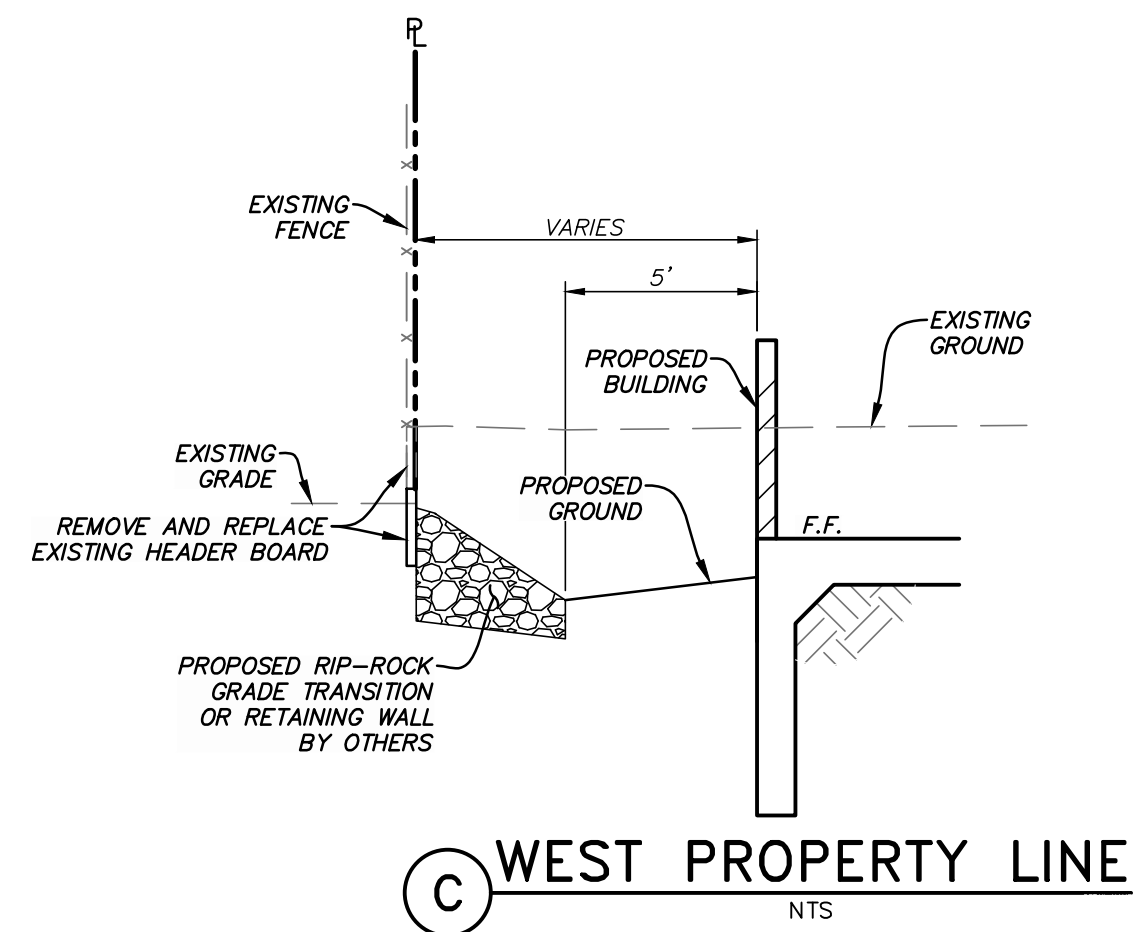
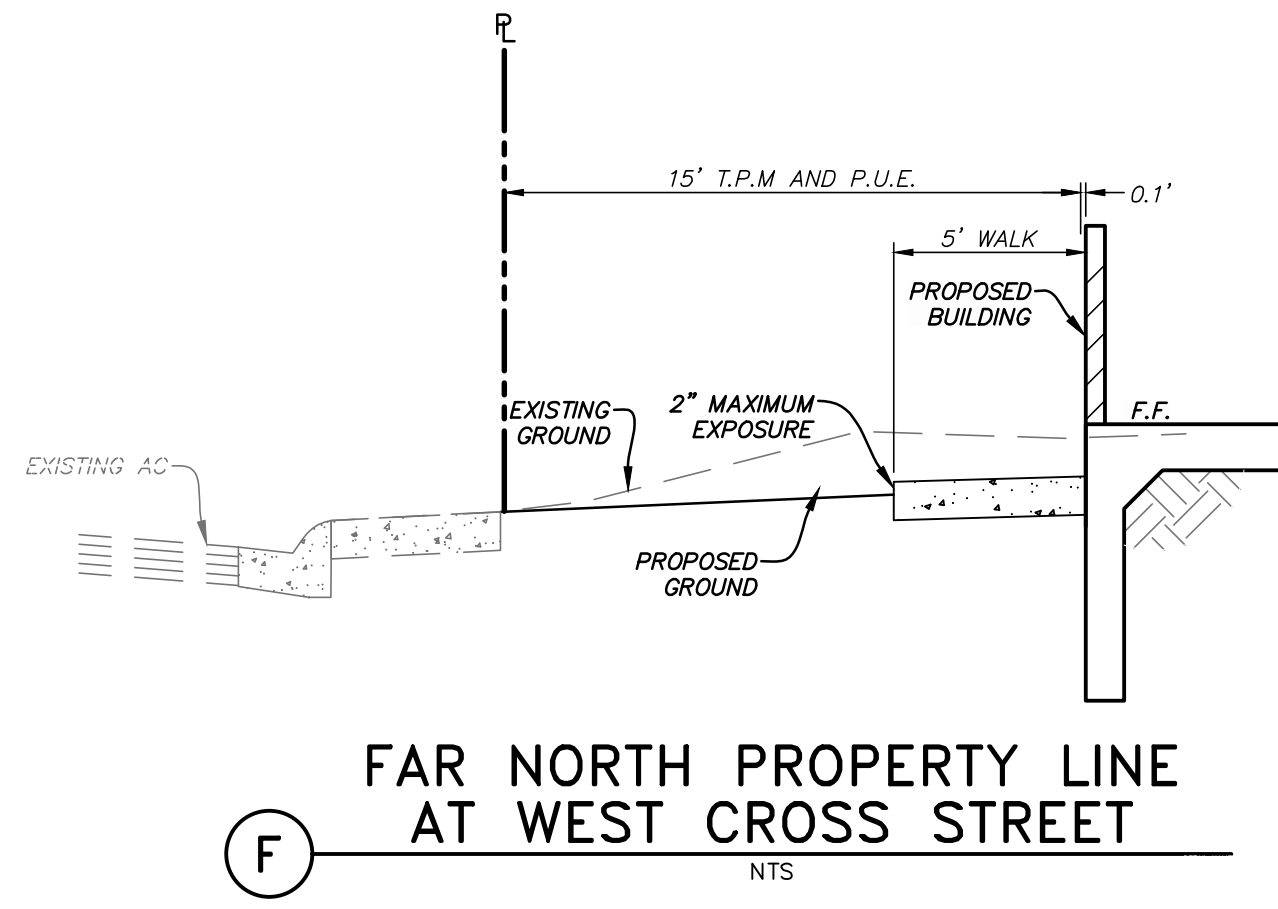
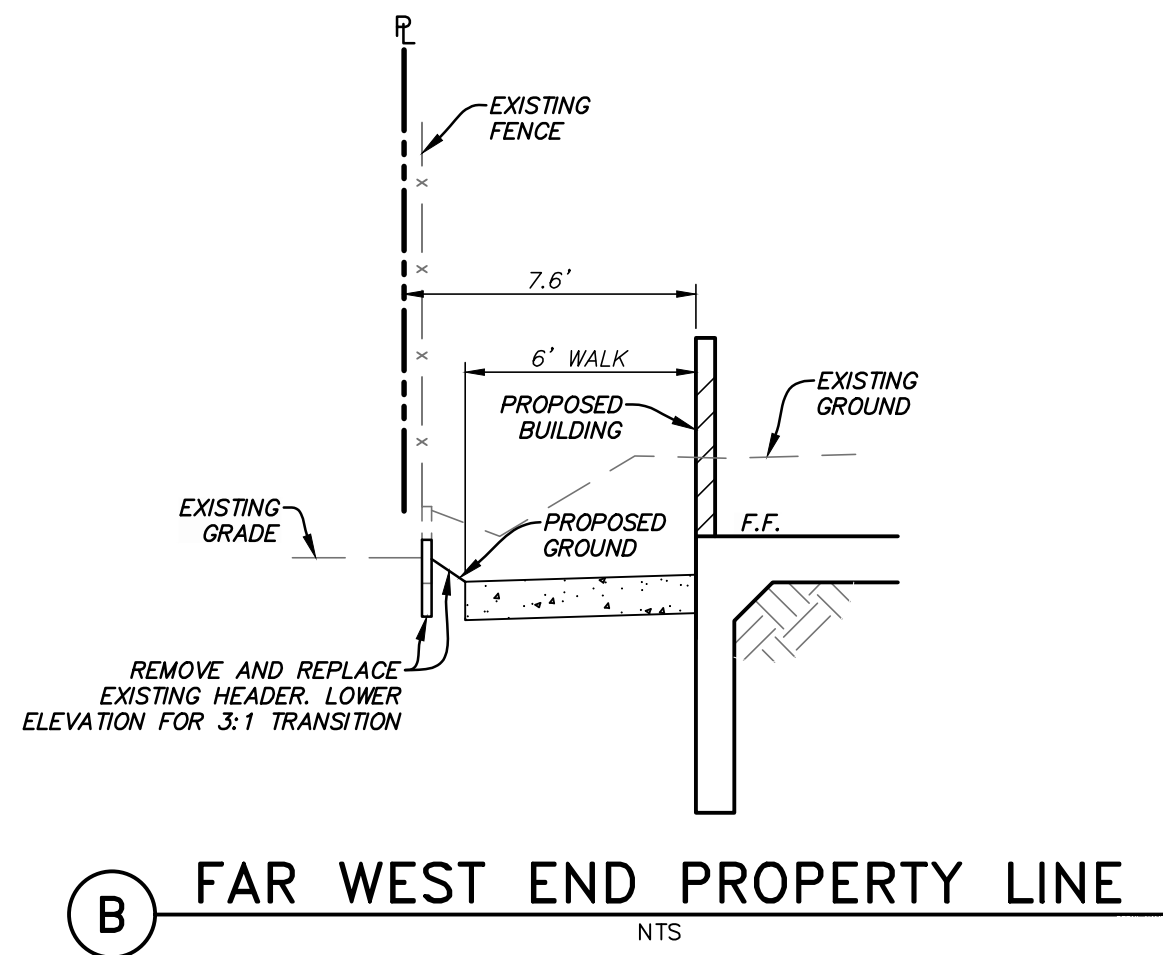
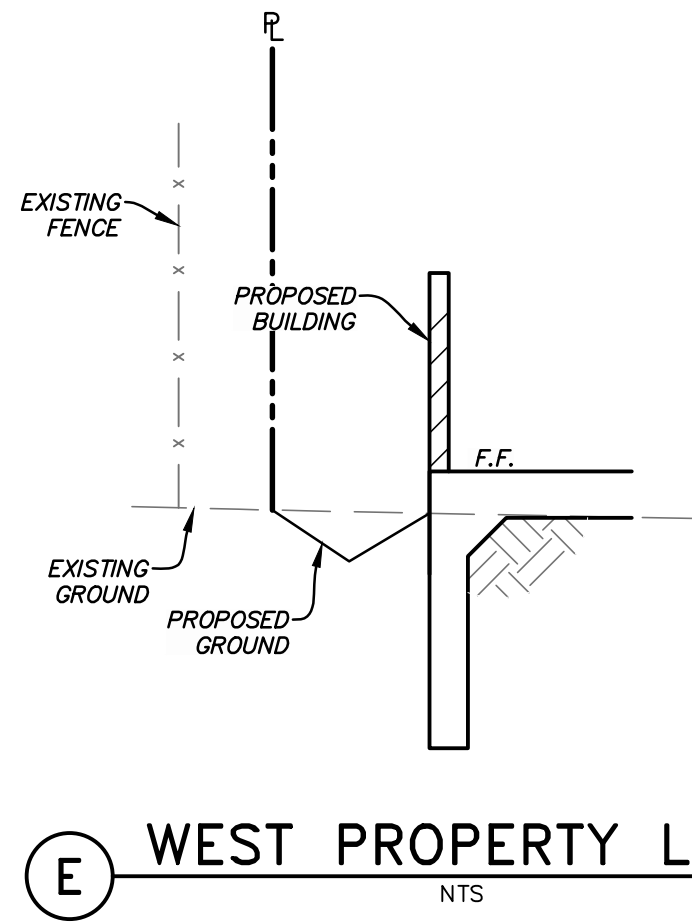
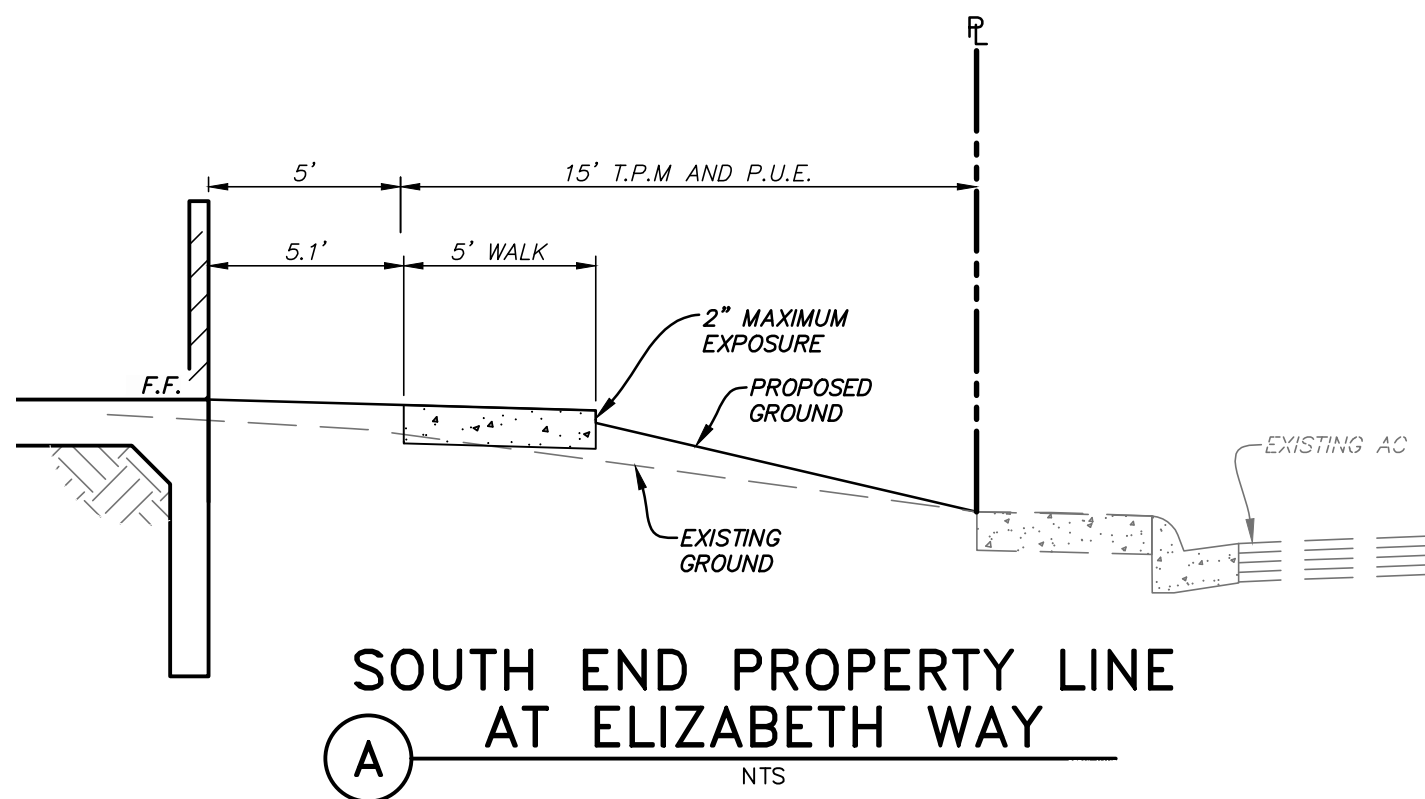
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REVIEWED BY _____

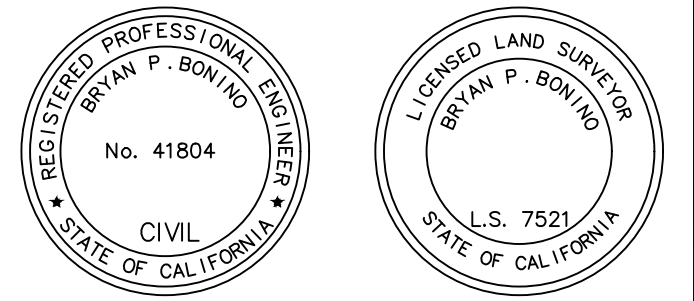
FILE: 3971-17_C401.dwg

REVISIONS			
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UTILITIES PLAN
SHEET 7 OF 8



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PROJECT ENGINEER'S SIGNATURE
By: *Bryan P. Bonino*
DATE: 9/12/22 P.E. 41804
L.S. 7521

JOB# 3971-17

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BENCH MARK:
ELEVATION: _____ DATUM: _____
DESCRIPTION:

SCALE:
HORIZ. 1"=20' VERT. NONE
DATE: 1"=20'

DESIGNED BY
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FILE: 3971-17_C801.dwg

REVISIONS			
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CROSS SECTIONS
SHEET 8 OF 8



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 R-M MULTIPLE-FAMILY RESIDENTIAL AND THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING.

THE EXISTING NEIGHBORHOOD CONTEXT CONSISTS OF A MIX OF APARTMENT BUILDINGS, DUPLEXES / HALF-PLEXES 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.

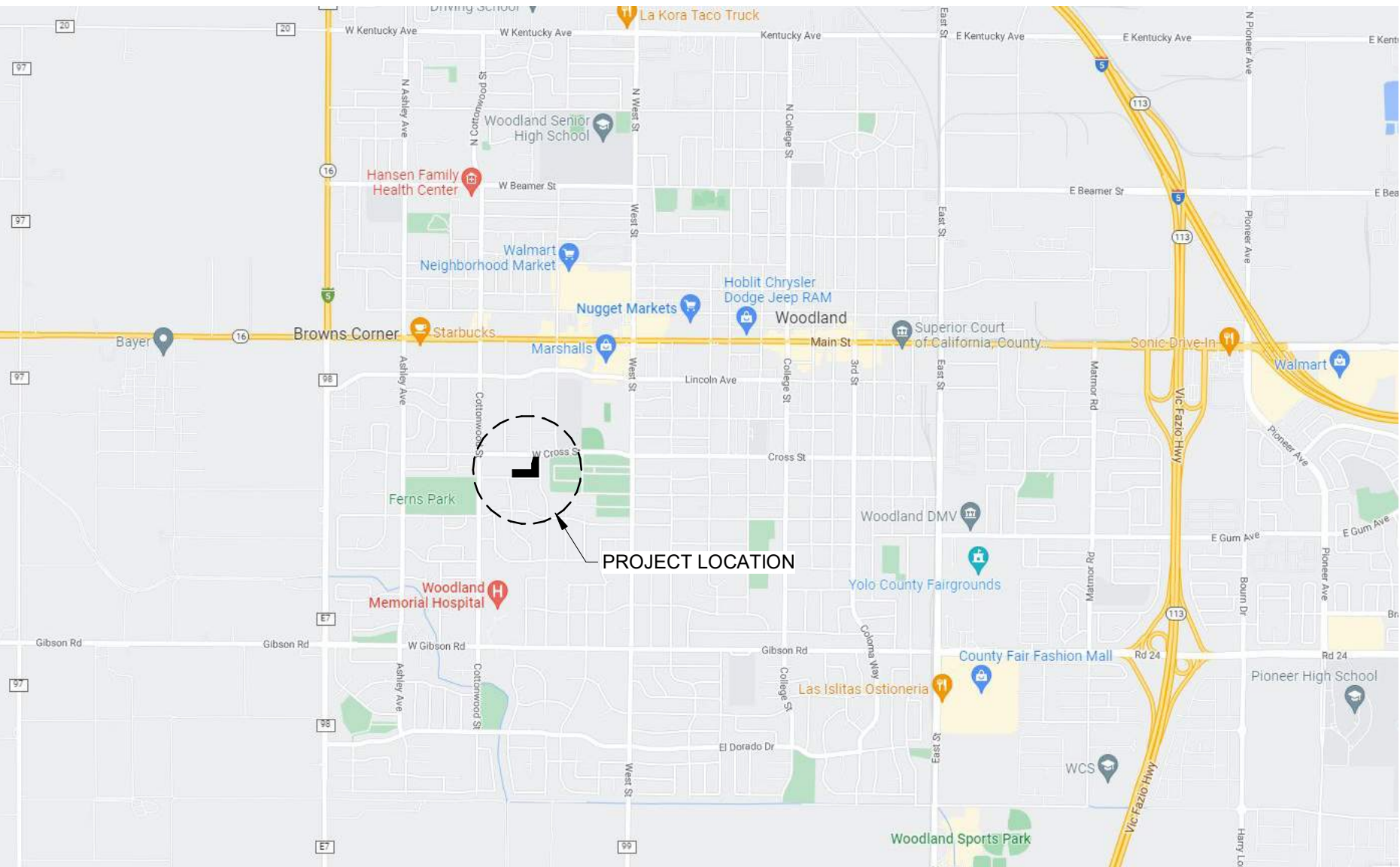
THE PROJECT CONSISTS OF NINE SEPARATE TWO-STORY BUILDINGS AND THREE DETACHED ACCESSORY DWELLING UNITS. EACH BUILDING CONTAINS BETWEEN TWO AND FOUR TWO-STORY TOWNHOUSE STYLE DWELLING UNITS. UNITS WILL BE FOR RENT AT MARKET RATE.

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	20'-0"	NO DEVIATION
SIDE YARD SETBACK (OVER 1 STORY)	7'-6"	3'-9"
REAR YARD SETBACK	20'-0"	7'-6"
STREET SIDE CORNER LOT	10'-0"	NO DEVIATION
DENSITY	19.9 DU / ACRE	NO DEVIATION
LOT COVERAGE	50%	NO DEVIATION
MAXIMUM BUILDING HEIGHT	40'-0"	NO DEVIATION
LOT AREA	6,000 SF MIN	NO DEVIATION
DISTANCE BETWEEN BUILDINGS (TWO-STORY)	15'-0"	7'-9"



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:

ADDRESS:	CROSS COURT / CALIFORNIA STREET
APN #:	WOODLAND, CALIFORNIA 065-221-005-1, 006-1, 007-1, 008-1, 009-1, 010-1, 011-1, 012-1, 013-1
ZONING:	R-M MULTIPLE-FAMILY RESIDENTIAL
AREA OF PARCEL:	1.69 ACRES
MAX DWELLING UNITS / ACRE	19.9
MAXIMUM # OF DWELLING UNITS:	33
PROPOSED USE:	MULTI-FAMILY ATTACHED
# OF DWELLING UNITS PROPOSED:	32 + 3 ADUs
MAX LOT COVERAGE:	50%
MAX BUILDING HEIGHT:	40'-0"
PROPOSED HEIGHT:	30'-0"
MAX NUMBER OF STORIES:	4
PROPOSED NUMBER OF STORIES:	2
REQUIRED # OF ONSITE PARKING SPACES:	1.5 SPACES / UNIT = 48 1 VISITOR SPACE / 5 UNITS = 7
TOTAL	55
PROVIDED # OF ONSITE PARKING SPACES:	52 (32 GARAGE SPACES)
PROVIDED # OF ONSTREET PARKING SPACES:	15
TOTAL	67 > 55 REQUIRED

SHEET INDEX

P1	COVER SHEET
P2	CONTEXT PLAN
P3	SITE PLAN
P4	STREET ELEVATIONS
P5	4-PLEX GROUND FLOOR PLAN
P5C	4-PLEX CORNER CONDITION
P6	4-PLEX SECOND FLOOR PLAN
P7	4-PLEX ROOF PLAN
P8	4-PLEX EXTERIOR ELEVATIONS
P9	4-PLEX EXTERIOR ELEVATIONS
P10	3-PLEX GROUND FLOOR PLAN
P11	3-PLEX SECOND FLOOR PLAN
P12	3-PLEX ROOF PLAN
P13	3-PLEX EXTERIOR ELEVATIONS
P14	3-PLEX EXTERIOR ELEVATIONS
P15	2-PLEX GROUND FLOOR PLAN
P16	2-PLEX SECOND FLOOR PLAN
P17	2-PLEX ROOF PLAN
P18	2-PLEX EXTERIOR ELEVATIONS
P19	2-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

BUILDING ID	UNIT COUNT	GROSS CONDITIONED SF	UNCONDITIONED
A	2	2,990	536
B	3	4,263	804
C	3	4,263	804
D	4	5,530	1,072
E	4	5,530	1,072
F	4	5,530	1,072
G	4	5,530	1,072
H	4 (+2 ADU)	5,530 (+1,500)	1,072
J	4 (+1 ADU)	5,530 (+ 647)	1,072
TOTALS	32 (+3 ADU)	44,702 (+2,147)	8,576



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 95695

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

09.08.2022

SHEET NO.

P1



① SITE VICINITY PLAN
1" = 50'-0"



CROSS COURT COMMONS

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SHEET NO.

P2

WEST CROSS STREET
60'-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



CROSS COURT COMMONS

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09.08.2022

SHEET NO.

P3



CALIFORNIA STREET ELEVATION

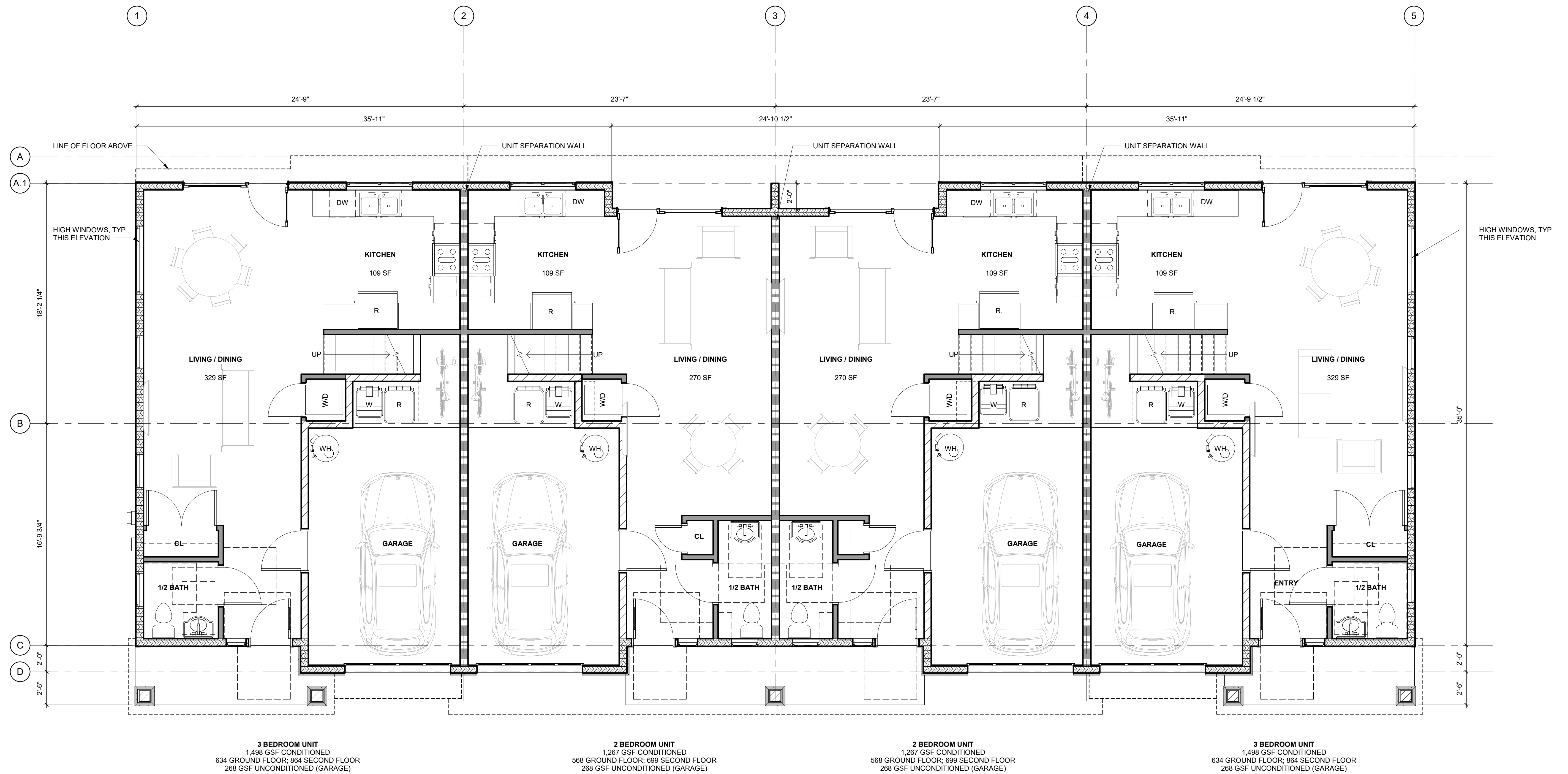


WEST CROSS STREET ELEVATION



ELIZABETH WAY ELEVATION

 ELLIS ARCHITECTS 4132 C STREET SACRAMENTO, CA 95819 916.440.6765 ellis-architects.com	CROSS COURT COMMONS ELIZABETH WAY / CALIFORNIA STREET / WEST CROSS STREET WOODLAND, CALIFORNIA	OWNER: CRONIN PROPERTIES, LLC 419 MAIN STREET, WOODLAND, CA 95695	FOR REVIEW ONLY, NOT FOR CONSTRUCTION		09.08.2022 SHEET NO. P4
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1 GROUND FLOOR PLAN
1/4" = 1'-0"

4-PLEX GROUND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 4-PLEX

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

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

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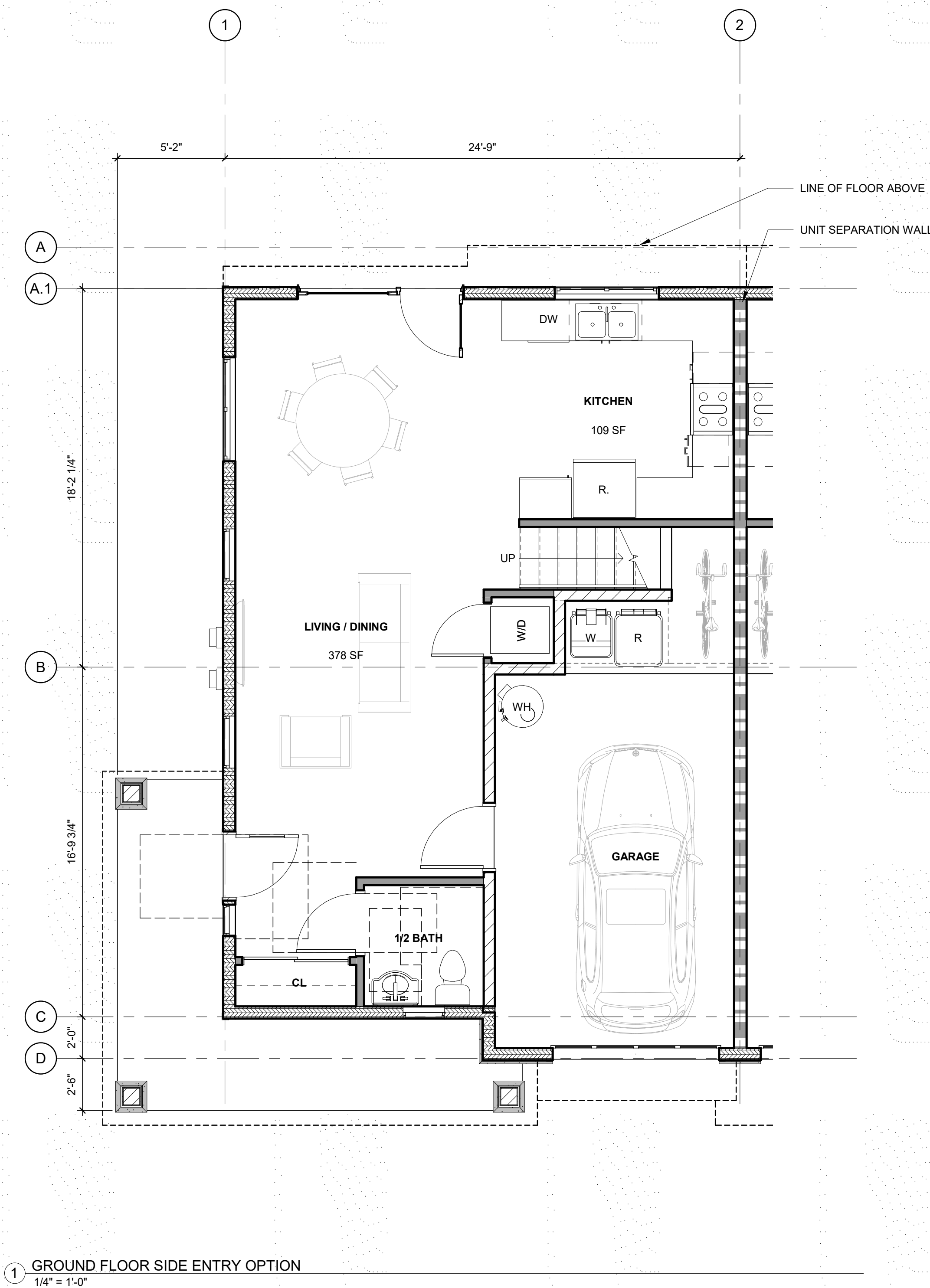
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SHEET NO.

P5



CROSS COURT COMMONS TYPICAL 4-PLEX

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

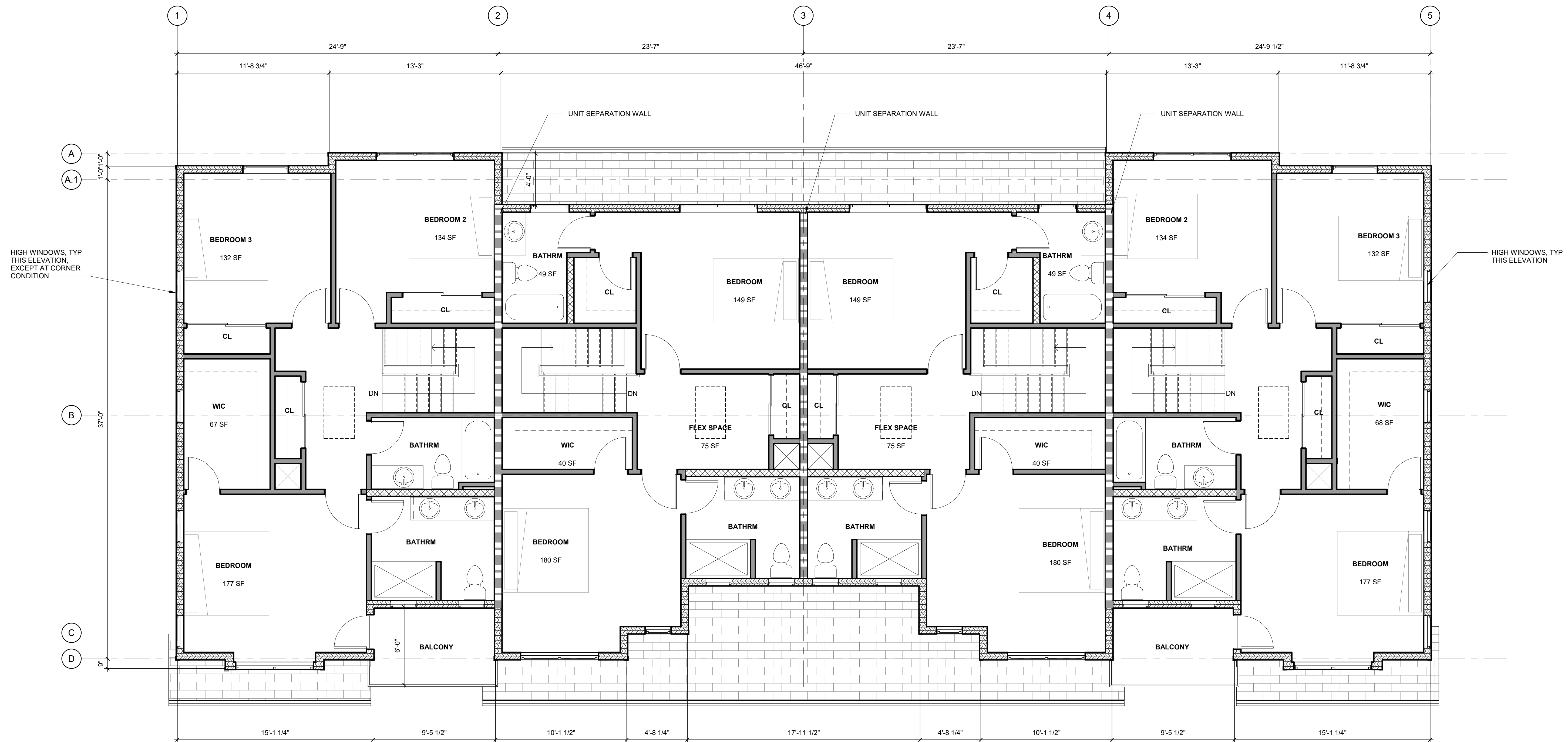
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09.08.2022

SHEET NO.

P5C



1 SECOND FLOOR PLAN
1/4" = 1'-0"

4-PLEX SECOND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 4-PLEX

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

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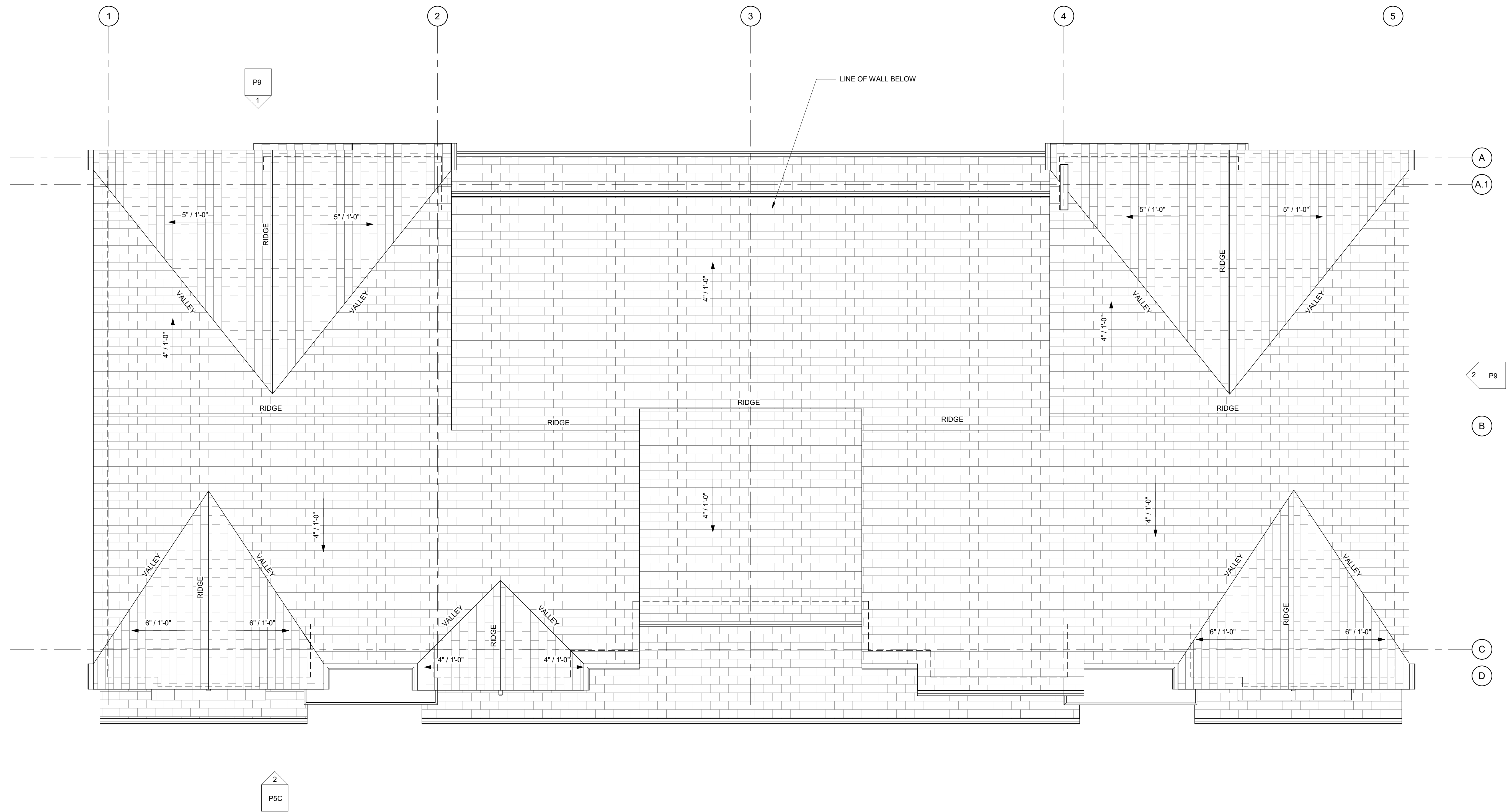
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P6



1 ROOF PLAN
1/4" = 1'-0"

4-PLEX ROOF PLAN



CROSS COURT COMMONS TYPICAL 4-PLEX

ELIZABETH WAY / CALIFORNIA STREET / WEST CROSS STREET
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SHEET NO.

P7



① FRONT ELEVATION
1/4" = 1'-0"



4-PLEX EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 4-PLEX

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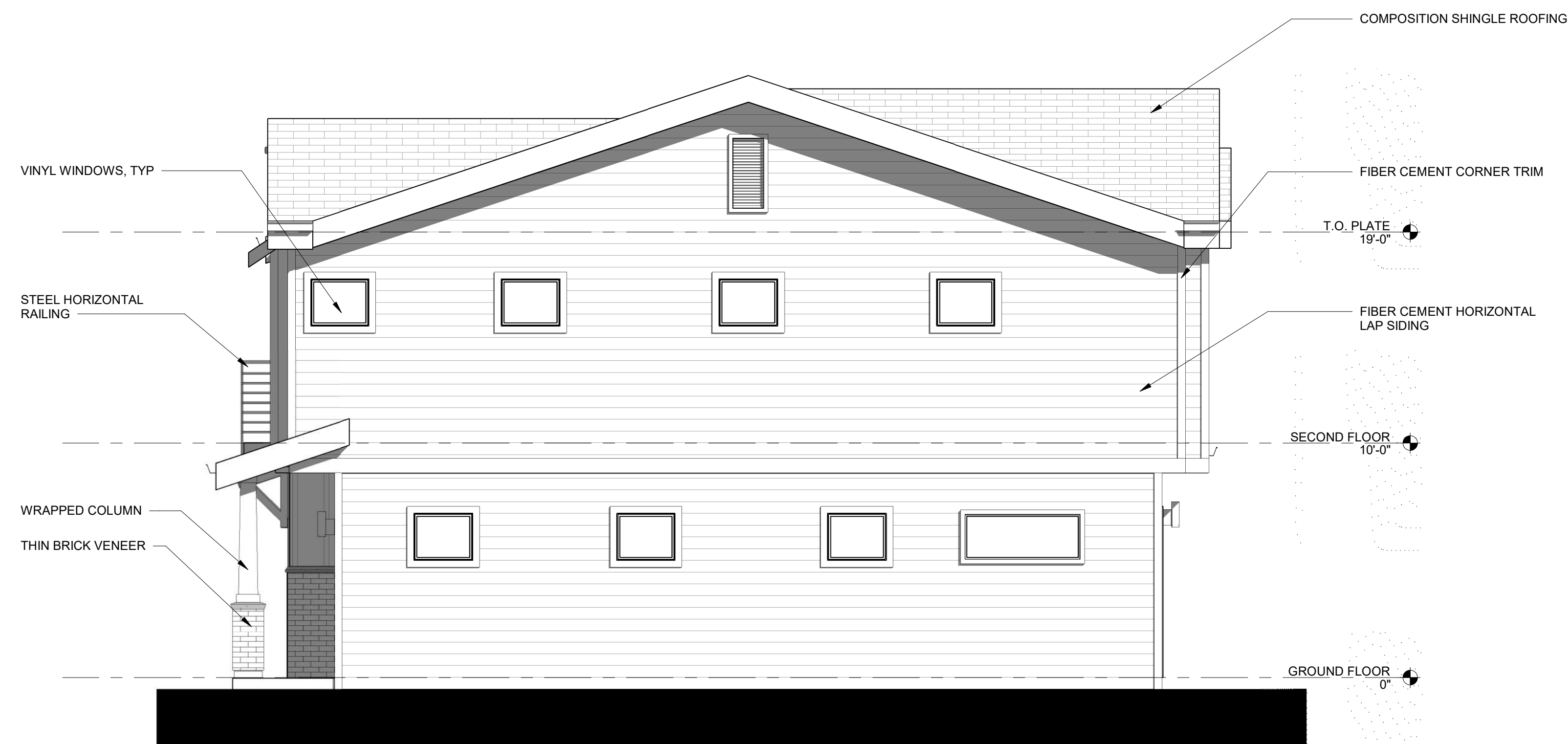
09.08.2022

SHEET NO.

P8



① REAR ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION
1/4" = 1'-0"

4-PLEX EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 4-PLEX

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WOODLAND, CALIFORNIA

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

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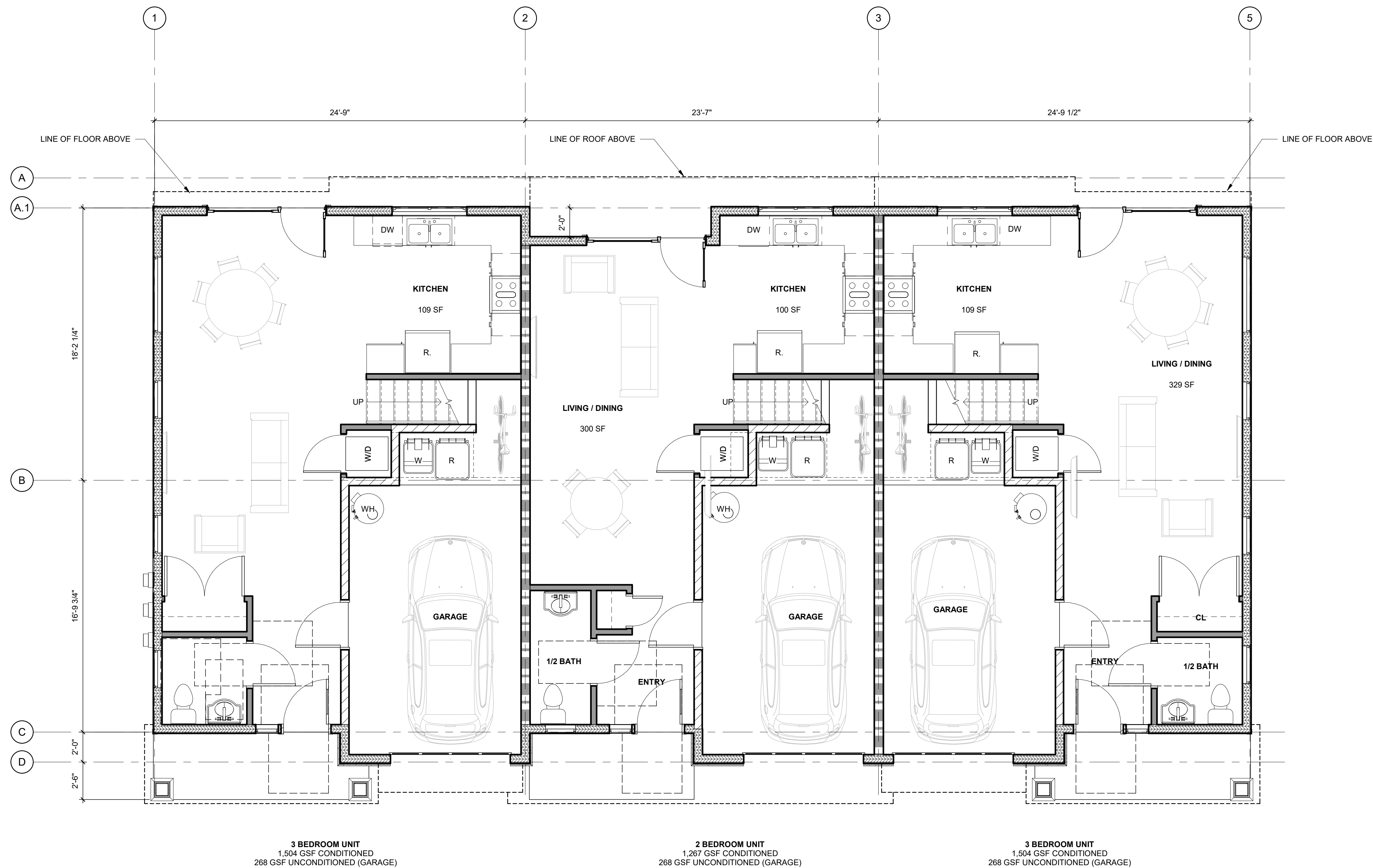
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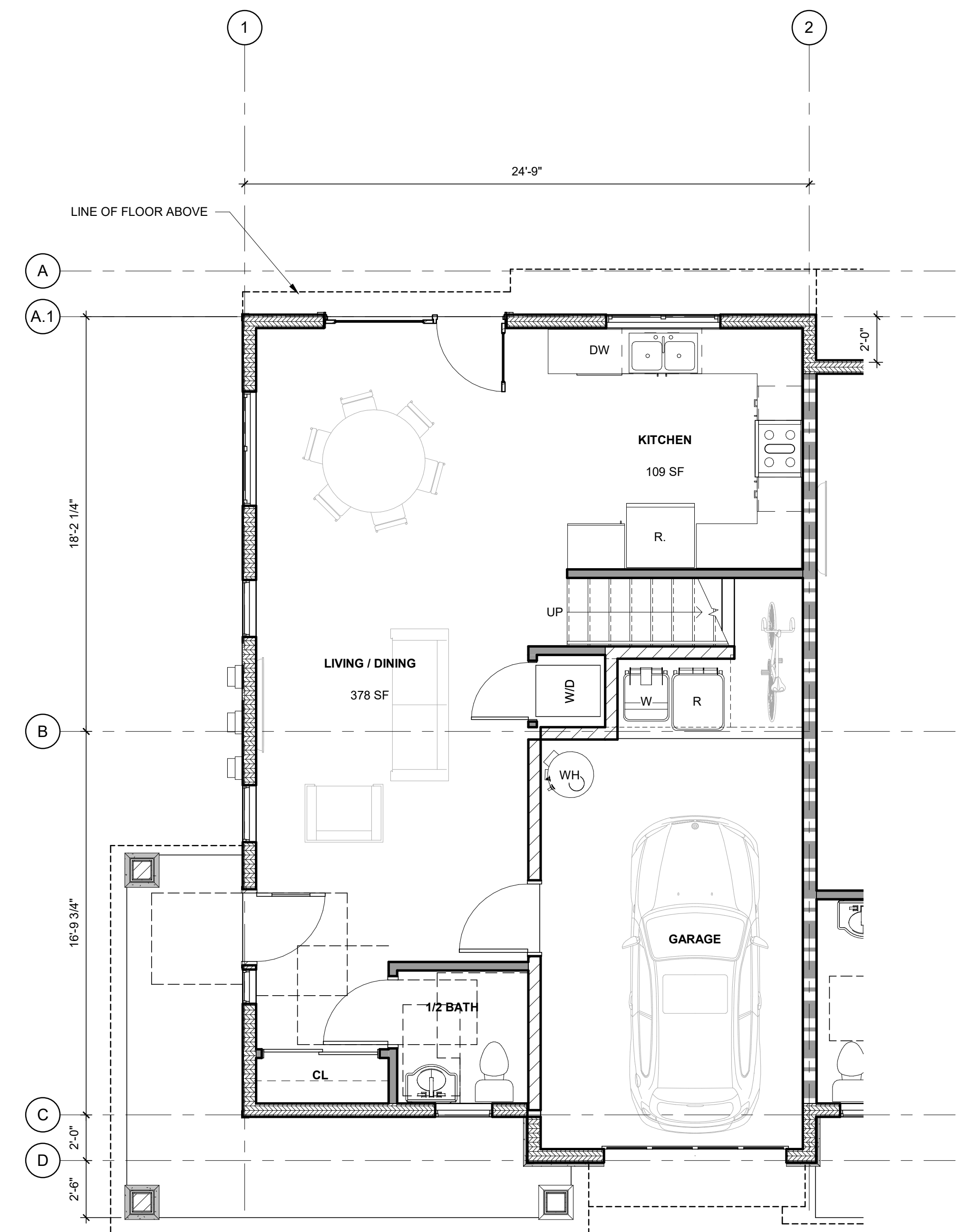
09.08.2022

SHEET NO.

P9



① GROUND FLOOR PLAN
1/4" = 1'-0"



② GROUND FLOOR PLAN SIDE ENTRY
1/4" = 1'-0"

3-PLEX GROUND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 3-PLEX

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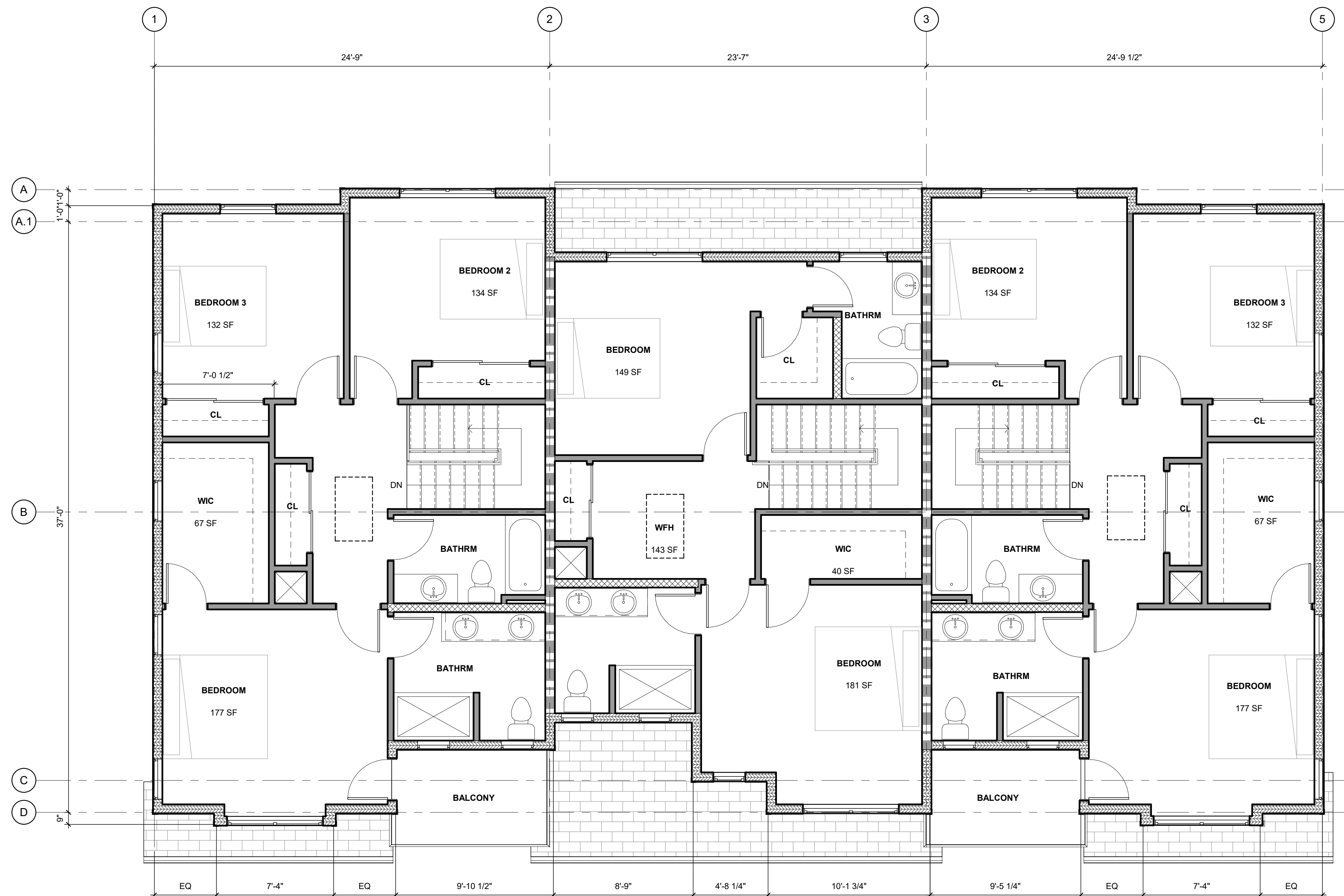
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09.08.2022

SHEET NO.

P10



1 SECOND FLOOR PLAN
1/4" = 1'-0"

3-PLEX SECOND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 3-PLEX

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

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

OWNER:

CRONIN PROPERTIES, LLC

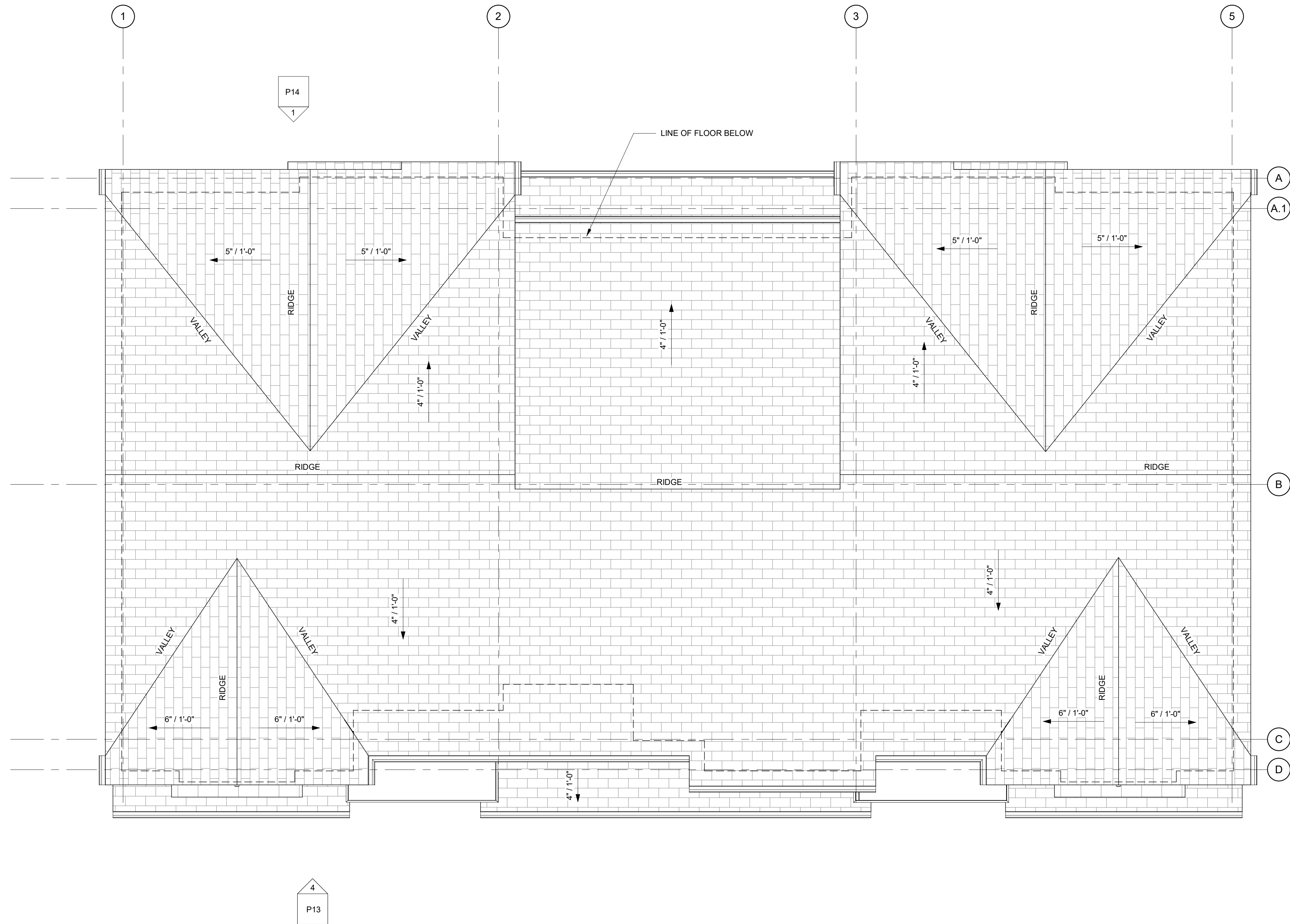
419 MAIN STREET WOODLAND, CA 95695

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

09.08.2022

SHEET NO.

P11



① ROOF PLAN
1/4" = 1'-0"

3-PLEX ROOF PLAN



CROSS COURT COMMONS TYPICAL 3-PLEX

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 95695

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

0' 2' 4' 8'

09.08.2022

SHEET NO.

P12



1 FRONT ELEVATION - DRIVE AISLE ENTRY
1/4" = 1'-0"



4 FRONT ELEVATION - SIDE ENTRY OPTION
1/4" = 1'-0"



2 FRONT ENTRY



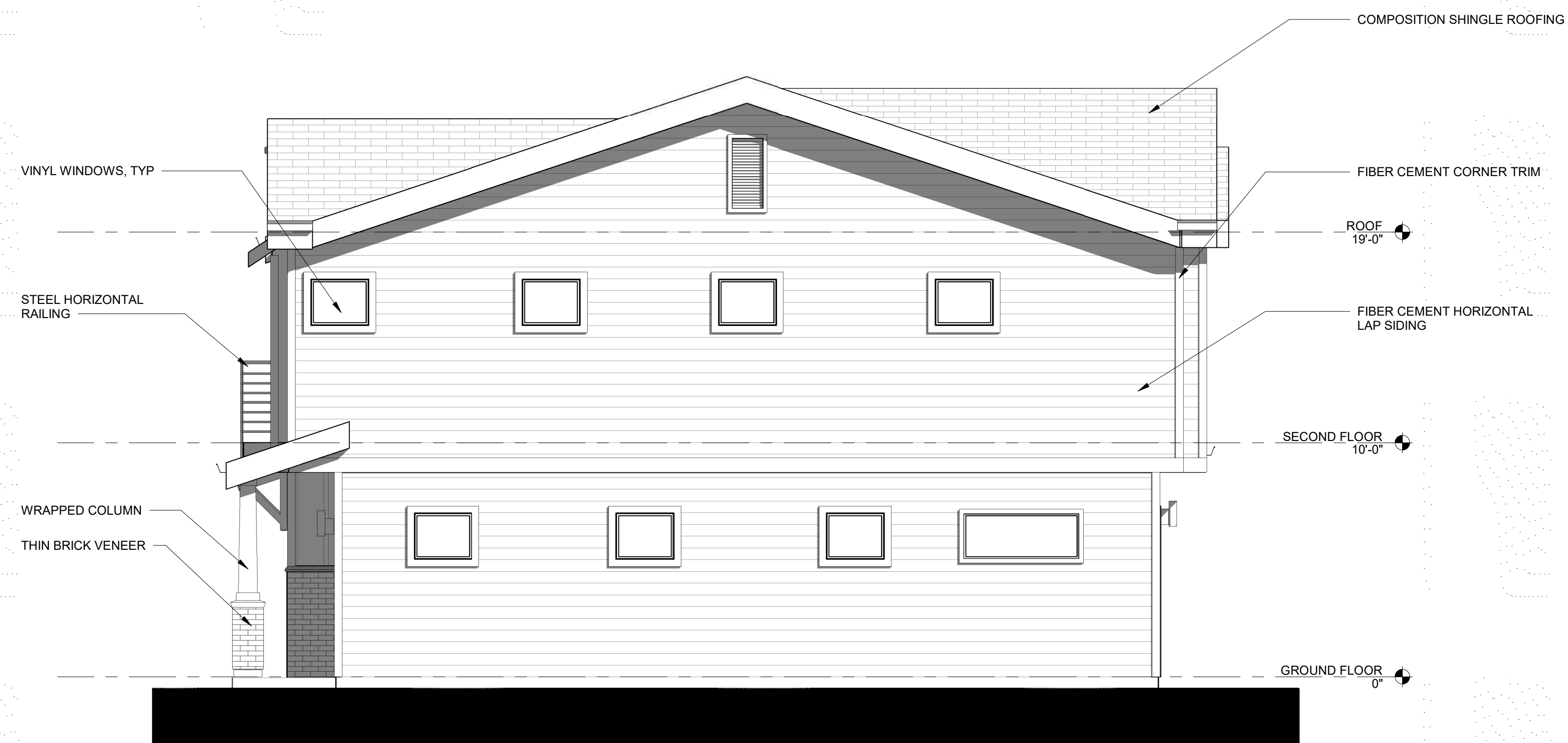
3 SIDE ENTRY OPTION

3-PLEX EXTERIOR ELEVATIONS

 ELLIS ARCHITECTS 4132 C STREET SACRAMENTO, CA 95819 916.440.6765 ellis-architects.com	CROSS COURT COMMONS TYPICAL 3-PLEX 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 95695	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 2' 4' 8' 09.08.2022 SHEET NO. P13
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① REAR ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION - SIDE ENTRY OPTION
1/4" = 1'-0"

3-PLEX EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 3-PLEX

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

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

OWNER:

CRONIN PROPERTIES, LLC

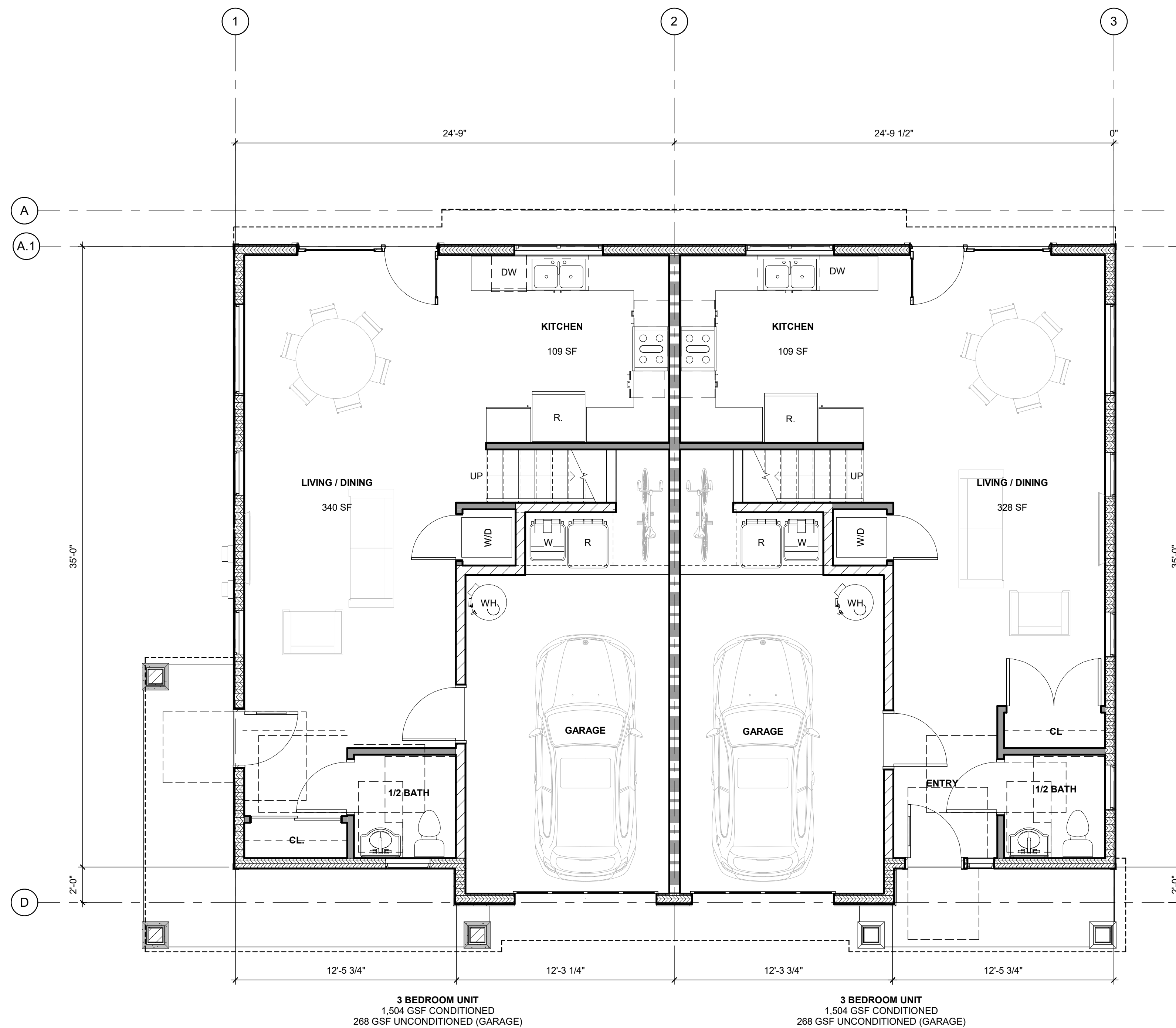
419 MAIN STREET WOODLAND, CA 95695

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09.08.2022

SHEET NO.

P14



1 GROUND FLOOR PLAN
1/4" = 1'-0"

2-PLEX GROUND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 2-PLEX

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

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

OWNER:

CRONIN PROPERTIES, LLC

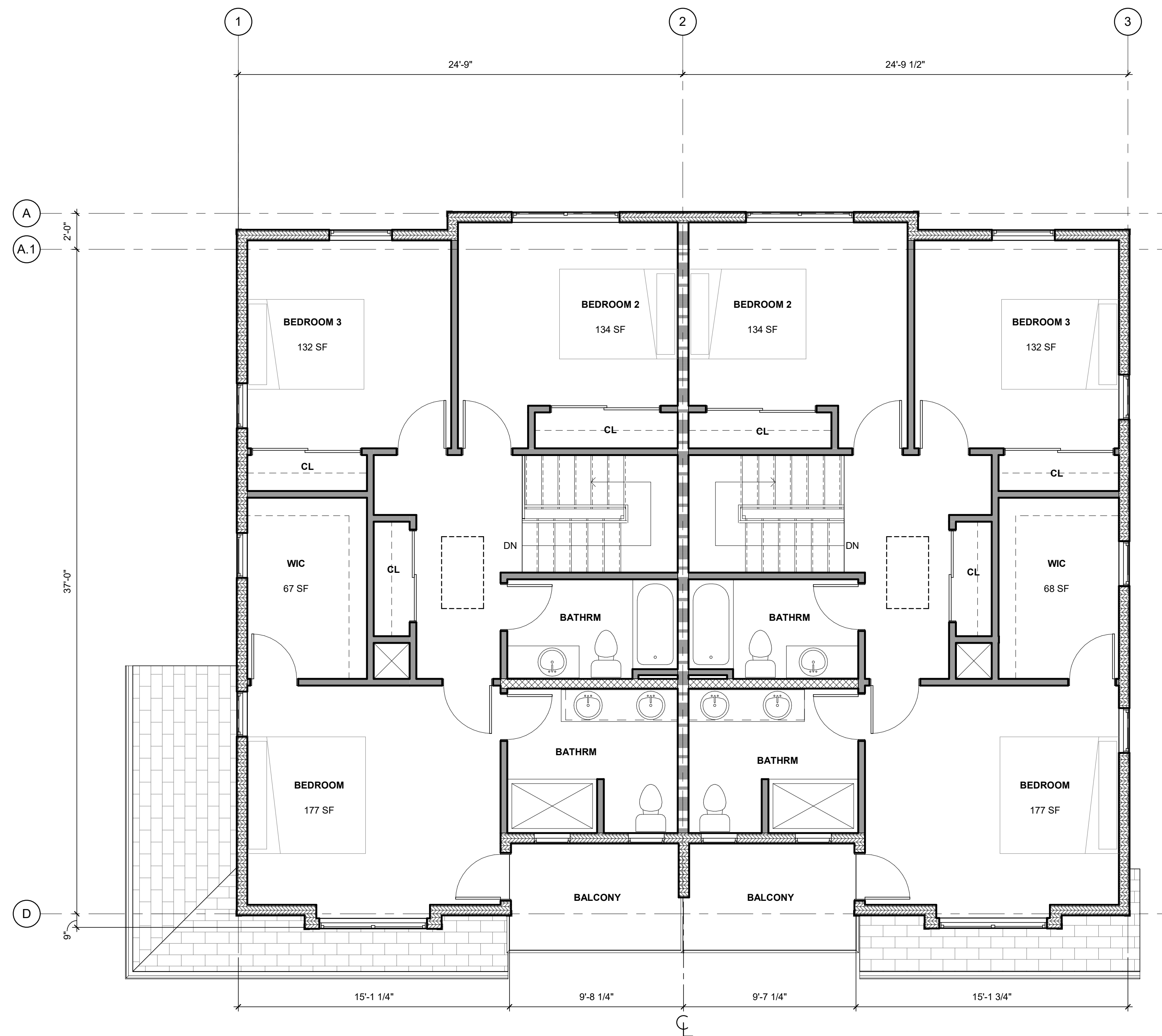
419 MAIN STREET WOODLAND, CALIFORNIA 95695

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

09.08.2022

SHEET NO.

P15



1 SECOND FLOOR PLAN
1/4" = 1'-0"

2-PLEX SECOND FLOOR PLAN



CROSS COURT COMMONS TYPICAL 2-PLEX

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

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

OWNER:

CRONIN PROPERTIES, LLC

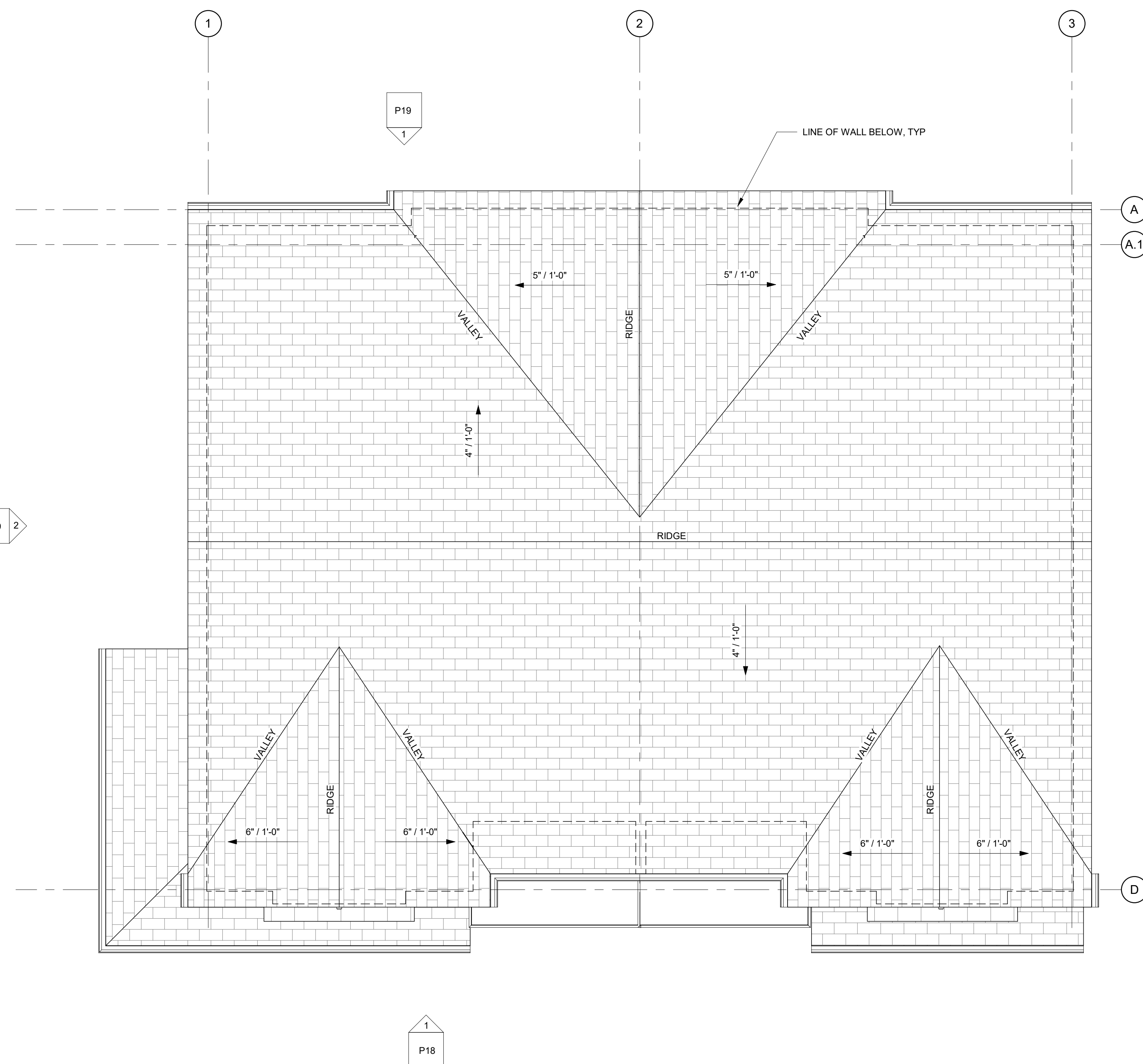
419 MAIN STREET WOODLAND, CALIFORNIA 95695

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09.08.2022

SHEET NO.

P16



1 ROOF PLAN
1/4" = 1'-0"

2-PLEX ROOF PLAN

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① FRONT ELEVATION
1/4" = 1'-0"



2-PLEX EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 2-PLEX

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

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

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SHEET NO.

P18



1 REAR ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

2-PLEX EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 2-PLEX

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

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

OWNER:

CRONIN PROPERTIES, LLC

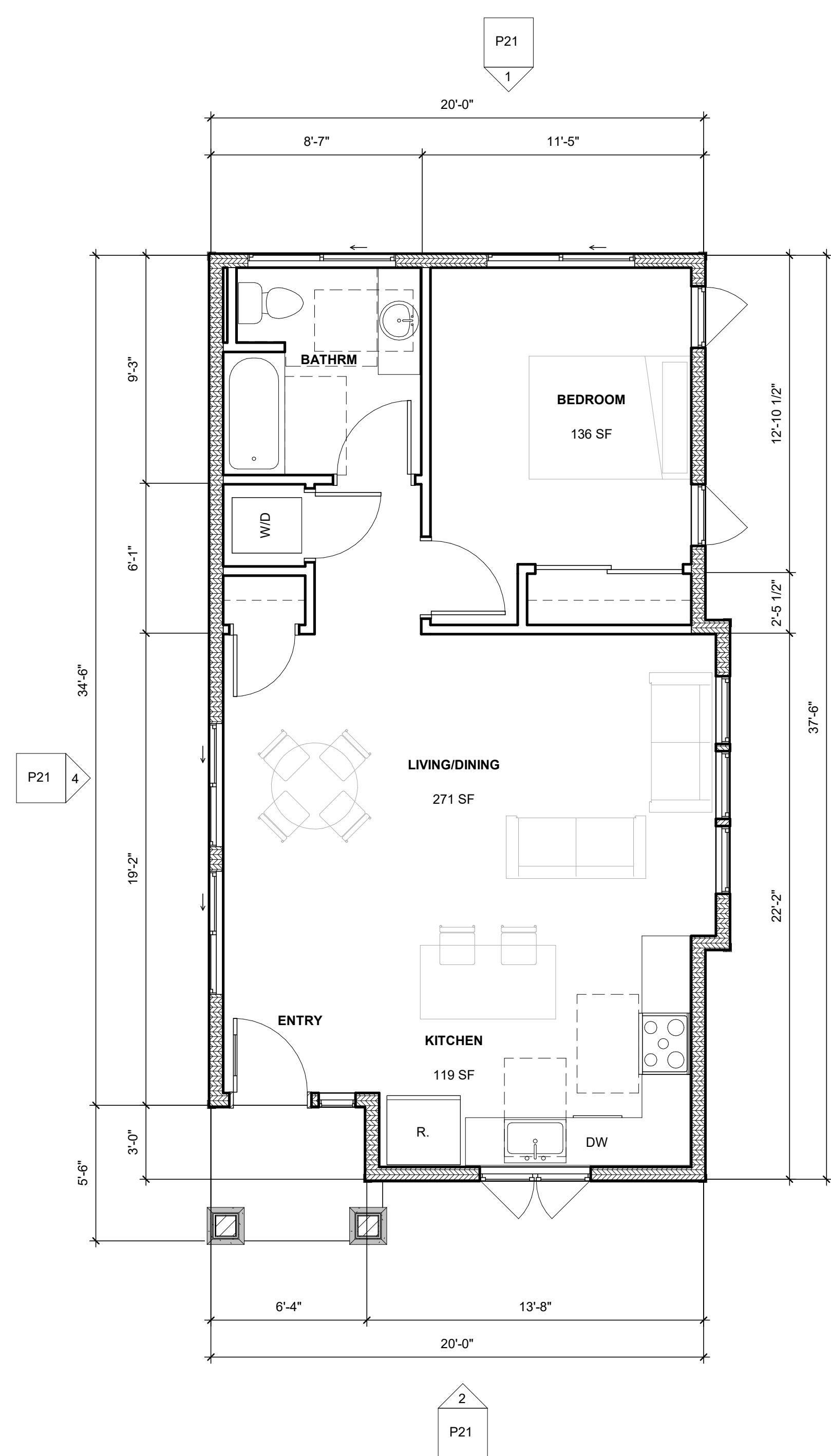
419 MAIN STREET WOODLAND, CALIFORNIA 95695

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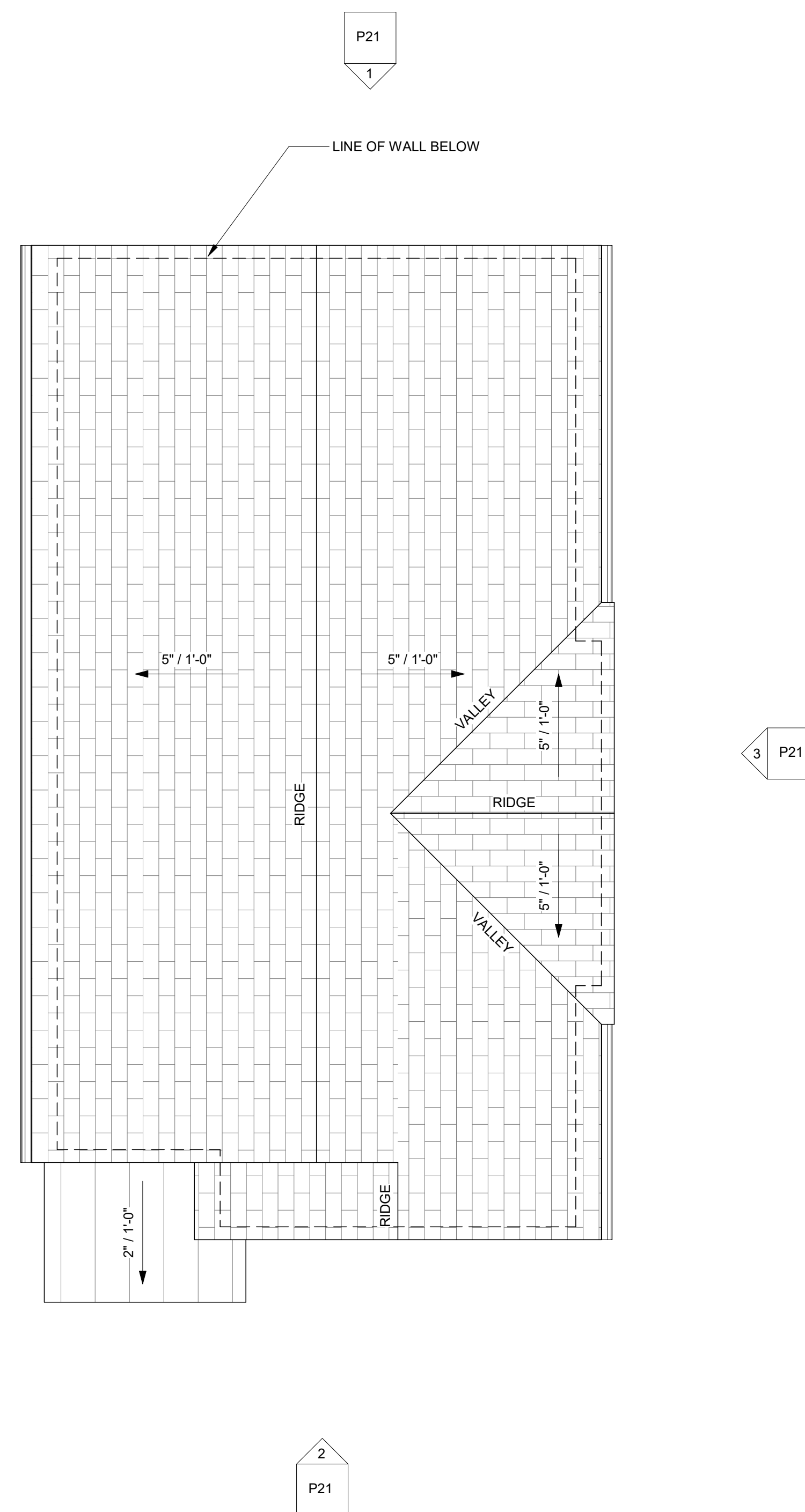
09.08.2022

SHEET NO.

P19



① GROUND FLOOR PLAN - 750 SF ADU
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"

750 SF ADU FLOOR & ROOF PLANS



CROSS COURT COMMONS TYPICAL 750 SF ADU

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

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

OWNER:

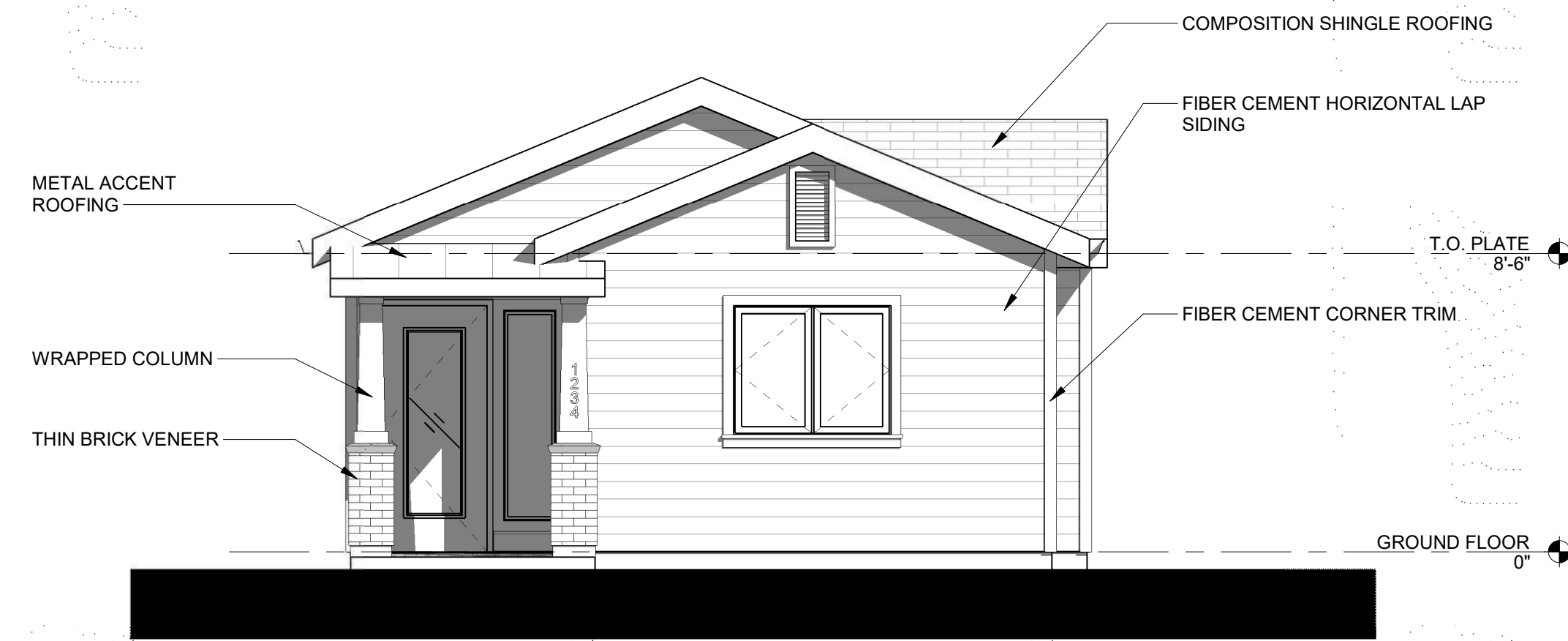
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09.08.2022

SHEET NO.

P20



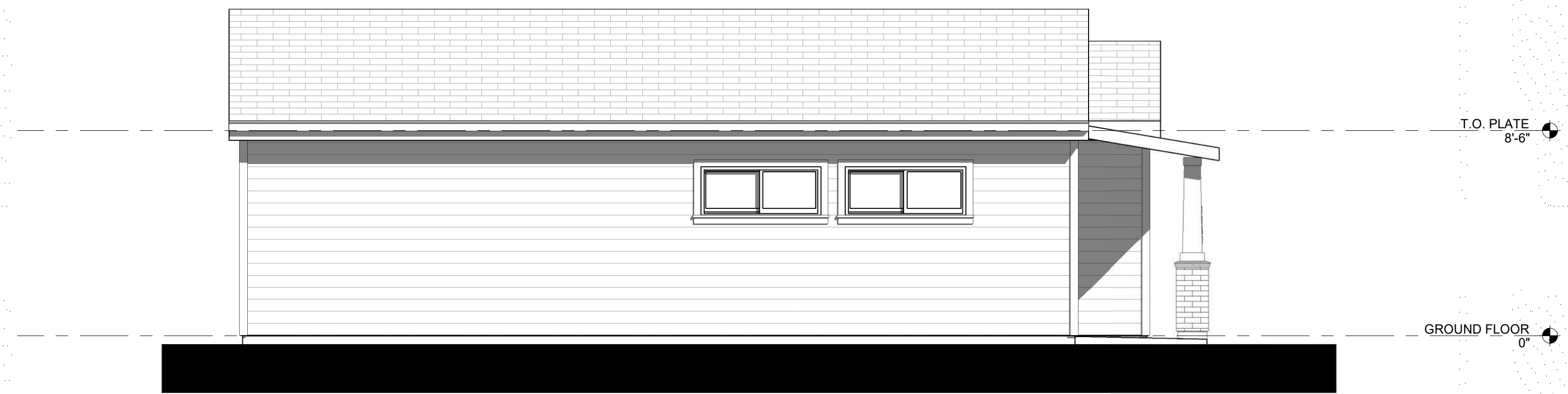
2 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION
1/4" = 1'-0"

750 SF ADU EXTERIOR ELEVATIONS



CROSS COURT COMMONS TYPICAL 750 SF ADU

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

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OWNER:

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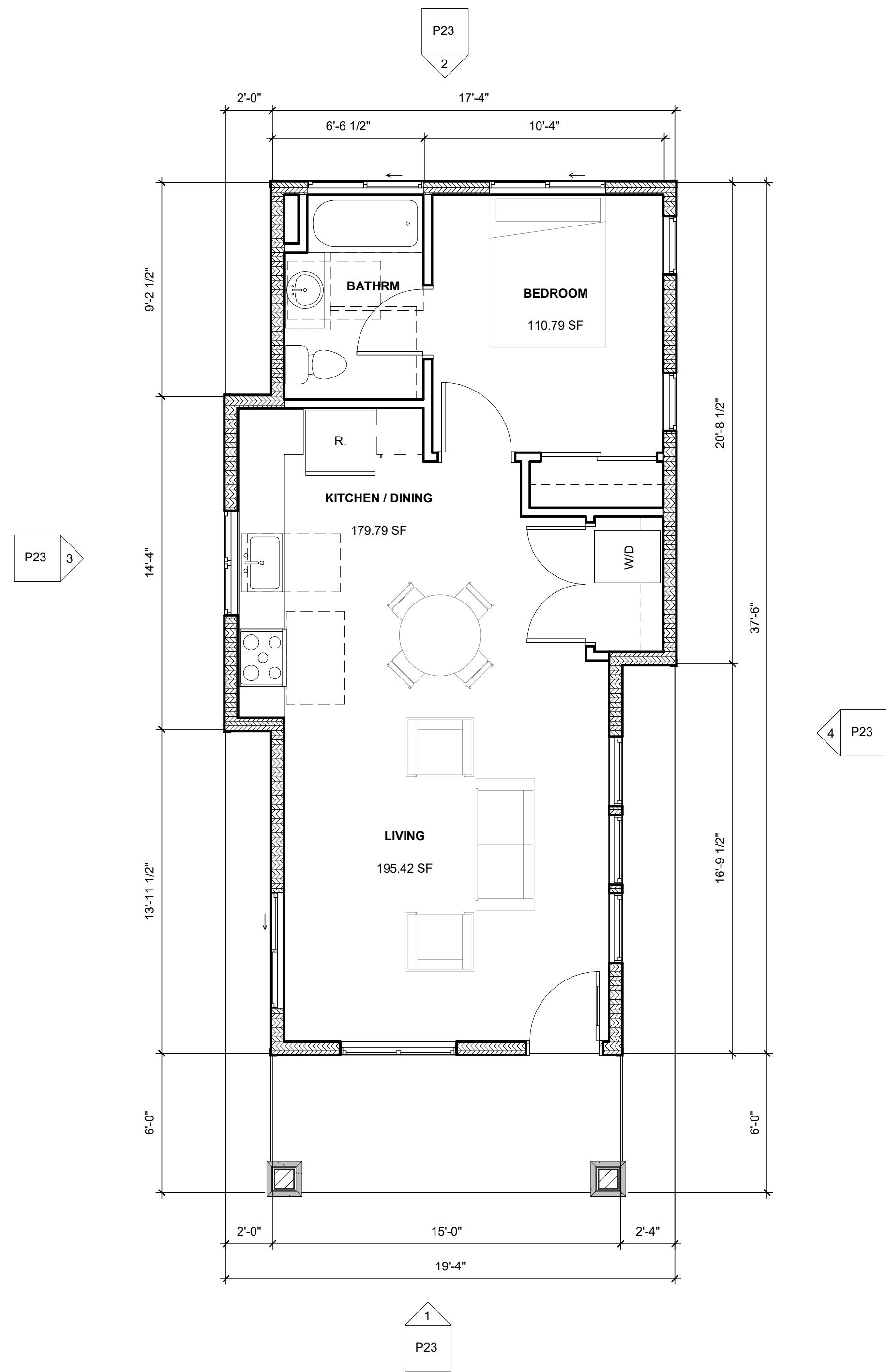
419 MAIN STREET, WOODLAND, CA 95695

0' 2' 4' 8'

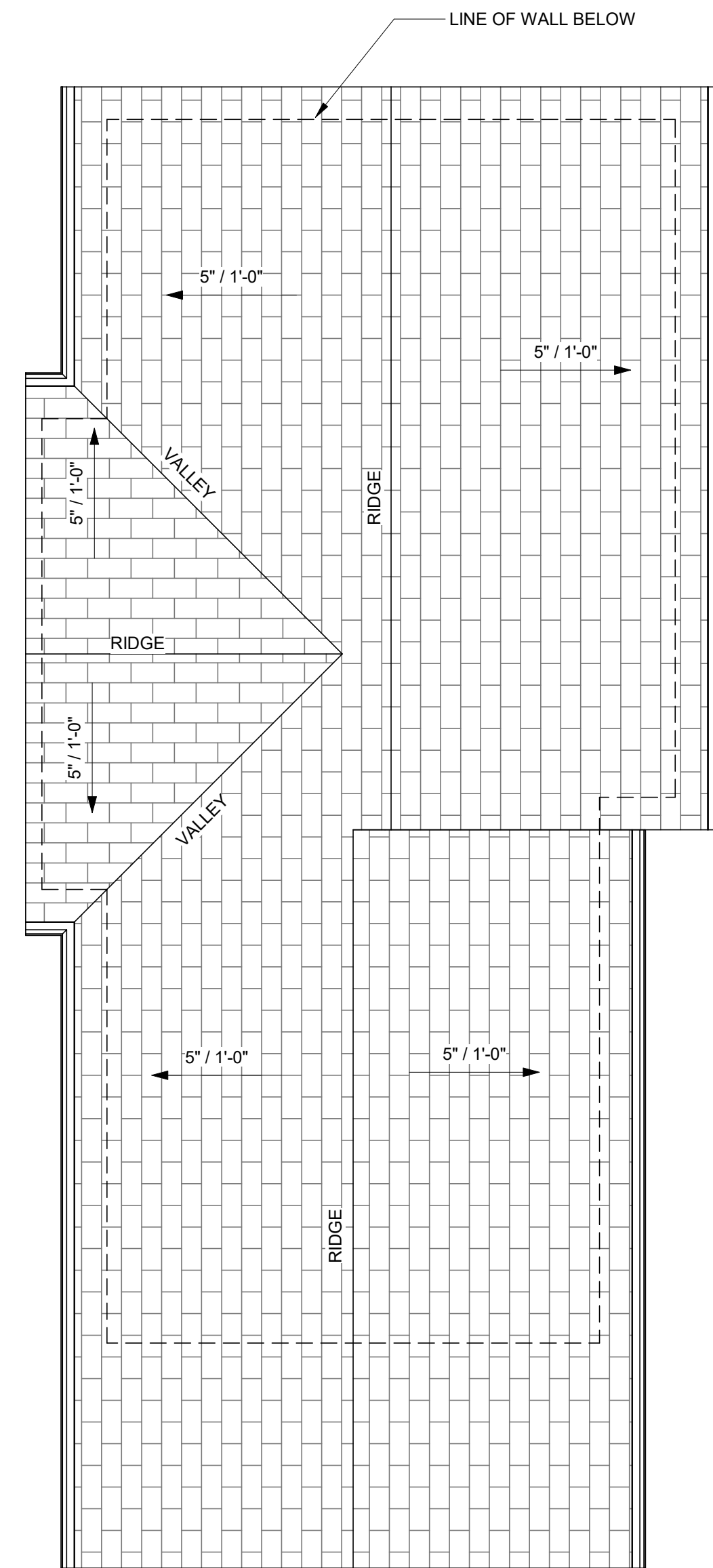
09.08.2022

SHEET NO.

P21



① GROUND FLOOR PLAN
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"

647 SF ADU FLOOR & ROOF PLANS



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CROSS COURT COMMONS - 647 SF ADU

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WOODLAND, CALIFORNIA

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

OWNER:

CRONIN PROPERTIES, LLC

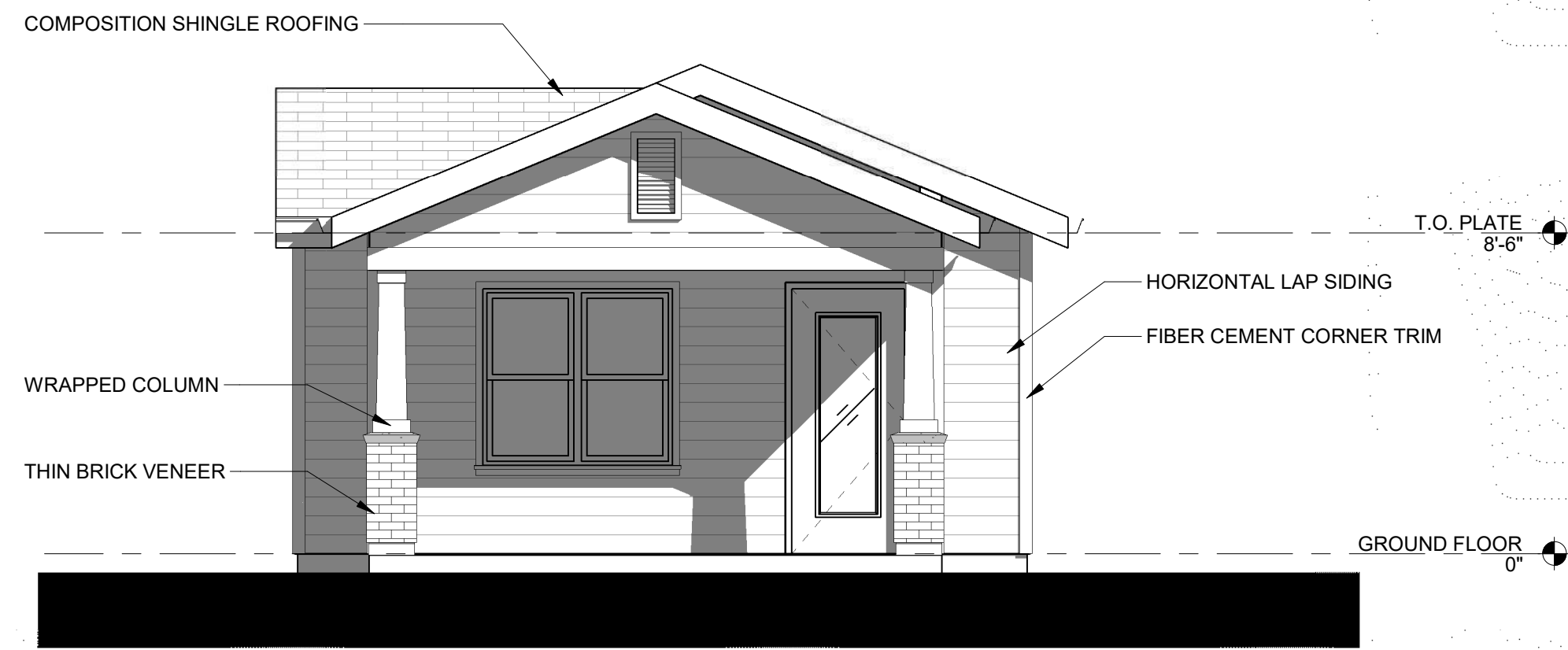
419 MAIN STREET, WOODLAND, CA 95695

0' 2' 4' 8'

09.08.2022

SHEET NO.

P22



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ SIDE ELEVATION
1/4" = 1'-0"

647 SF ADU EXTERIOR ELEVATIONS



CROSS COURT COMMONS - 647 SF ADU

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 95695

0' 2' 4' 8'

09.08.2022

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CROSS COURT COMMONS

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

OWNER:
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P24



CROSS COURT COMMONS

ELIZABETH WAY / CALIFORNIA STREET / WEST CROSS STREET
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OWNER:
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CROSS COURT COMMONS

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P26



CROSS COURT COMMONS

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WOODLAND, CALIFORNIA

OWNER:
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419 MAIN STREET, WOODLAND, CA 95695

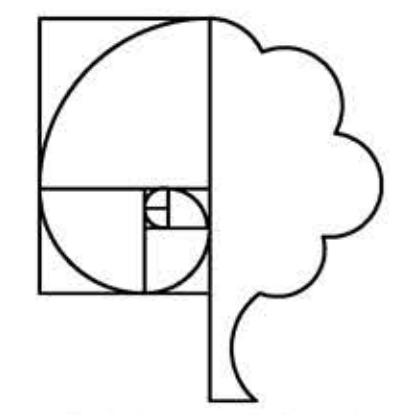
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SHEET NO.

P27




 THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
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 California Landscape Architect #4122
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 AZ #76633
 P.O. BOX 170129
 Boise, Idaho 83717
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 (208) 906-1300

CROSS COURT COMMONS
 LANDSCAPE DEVELOPMENT PLANS
 ELIZABETH WAY / CALIFORNIA STREET
 WOODLAND, CALIFORNIA

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No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP
 Drawn By: THP
 Scale: 1"=20'
 Date: 09.09.2022
 File Name: 22-043 of 1 sheets