

File Location: K:\2018\21852- Cotati Senior Living\01_Working Files\2018_11_08 Resubmittal Set\2018_12_03 Planning Resubmittal.indd
Plot Date: Dec 4, 2018

Lot Area Summary

Existing Site Area: 244,967 SF (5.62 Acres)

Dedications
Highway 116: 8,283 SF (0.19 Acres)
NS Street: 14,727 SF (0.34 Acres)
Alder cul de sac: 19,620 SF (0.45 Acres)

Proposed Plan Site Area: 221,957 SF (5.09 Acres)*
Future Plan Site Area 202,337 SF (4.64 Acres)

*Excludes Alder cul de sac dedication

Building Areas / Occupancy

	Floor 1	Floor 2	Total	FAR	Occupancy
Assisted Living	40,200	36,800	77,000	0.38	R - 2.1
Memory Care	24,100		24,100	0.12	I - 2
Commercial	4,000		4,000	0.02	M
Total	68,300	36,800	105,100	0.52	

Unit Mix

Assisted Living Suites		Number of Units		Total
Suite Type	SQ.FT	Floor 1	Floor 2	
SUITE A-2	484	27	29	56
SUITE A-2B	505	2	2	4
SUITE A-2C	497	6	6	12
SUITE A-2D	522	1	1	2
SUITE A-3	752	2	2	4
SUITE A-3A1	650	1	1	2
SUITE A-3A	756	2	2	4
SUITE A-3B	770	1	1	2
SUITE A-3C	735	1	1	2
Total		43	45	88

Memory Care Suites		Number of Units		Total
Suite Type	SQ.FT	Floor 1	Floor 2	
MC-1	450	34		34

Parking Summary

		Requirement	Required	Provided	Future Provided
		1 sp / 2 units			
Assisted Living	88 units	+ 1/10 units(Guest Parking) 1sp / 3 beds 1sp / 200 SF	53	70	56
Memory Care	68 beds		23	23	23
Commercial	4,000 SF		20	20	20
Total			96	113	99

Note:
1) 4 accessible parking spaces included
2) 2 accessible parking spaces included
3) 1 accessible parking spaces included
4) 5 EV parking spaces included

Bicycle Parking		Requirement	Required	Provided	Future Provided
		1 sp / 10 motor vehicle sp	8	8	8
Assisted Living	88 units	1 sp / 10 motor vehicle sp	3	4	4
Memory Care	68 beds	1 sp / 10 motor vehicle sp	3	4	4
Commercial	4,000 SF	1 sp / 10 motor vehicle sp			
Total			14	16	16

Motorcycle Parking		Requirement	Required	Provided	Future Provided
		1 sp / 50 motor vehicle sp	2	2	2
Assisted Living	88 units	1 sp / 50 motor vehicle sp	0	0	0
Memory Care	68 beds	1 sp / 50 motor vehicle sp	0	0	0
Commercial	4,000 SF	1 sp / 50 motor vehicle sp	0	0	0
Total			2	2	2

Vicinity Map



Project Description

Proposed development of three new buildings on a 4.64 acre site (after dedications). Proposed uses include a two story, 77,000 square foot of assisted living, a one story 24,100 square foot memory care, and a one story 4,000 square foot commercial building. Proposed on-site improvements include new landscaping, paving, and hardscape. Off site improvements include new curb and gutter on Alder Avenue. Dedications for the future widening of Gravenstein Highway 116, for a new future street along the west frontage and for a future cul de sac on Alder Avenue are also part of the proposed scope.

Project Information

City of Cotati Project Information Block									
Planning Application				General Plan Designation: Gravenstein Corridor Zoning Designation: CG-Commercial					
Responsible Party Information				Site Information					
Architect, Engineer or Designer Name: SGPA Architecture and Planning				Accessor's Parcel No(s): 144-040-011 and 144-040-021					
Architect, Engineer or Designer Info: Nora Garcia				Property Location or Address: Highway 116 and Alder Avenue, Cotati, CA 94931					
Telephone#		(415) 983-0131		Property Size		Acres	Sq.Ft.		
Email Address		ngarcia@sgpa.com		(After proposed dedications)		4.64	202,337		
Mailing Address		200 Pine St. #500 San Francisco, CA 94104							
Project Information									
	Area (Sq. Ft.) (5.09ac)	Coverage(%) (5.09ac)	Area (Sq. Ft.) (Future, 4.64ac)	Coverage(%) (Future, 4.64ac)	Dwelling Units	No.	% of Total	Sleeping Units	No.
Lot	221,957	100%	202,337	100%	Studio			Studio	34
Building	68,300	30.8%	68,300	33.8%	1 BDRM	74	84.1%	1 BDRM	
Parking	15,738	7.1%	13,876	6.9%	2 BDRM	14	15.9%	2 BDRM	
Landscaping	* 78,117	35.2%	* 75,944	37.5%	3 BDRM			3 BDRM	
Impervious Surface	59,802	26.9%	44,217	21.9%	4 BDRM			4 BDRM	
Earthwork		(cy)	(cy)	Parking (No.)					
Cut				Vehicle Parking (Proposed SP)					
Fill						Required		96	
						Provided		113	
						Covered		0	
						Open		113	
Landscape/Open Space		Sq. FT.	% Site	Bicycle Parking					
Common						Required		14	
Private						Provided		16	
Turf Area									
MAWA / ETWU									

*Note: 16,019 SF is pervious pavement

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		C 6.0	Proposed Lot Line Adjustment Site Map

Project Team

Owner / Applicant

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