

Rancho Colus Phase 2

PROPOSAL DESCRIPTION

1. Overview

The Regional Housing Authority and Sage Housing Group, LLC proposes to construct Rancho Colus Phase 2 project, a 48-unit affordable apartment home community on a parcel of 1.53 acres at 1717 State Highway 20 (portion of APN 002-120-029-000) in Colusa. The project is the second phase of the Rancho Colus Apartments and will be developed on the west side of the overall 3.66 acre project site project adjacent to State Highway 20. The community will consist of one, two, and three-bedroom units in two residential buildings and outdoor amenity spaces. The overall design of the buildings will be similar to Rancho Colus Phase 1 and Phase 2 will share the existing community building developed with Phase 1. The project seeks Site and Design Review from the City of Colusa.

2. Justification

With the development of Rancho Colus Phase 1 project provided a prime opportunity for the development of an affordable apartment community within the City of Colusa with 48 affordable units, a manager unit, and community center with site amenities. Rancho Colus Phase 2 will further enhance the availability of affordable housing to the city with an additional 48 units bringing the entire Rancho Colus site to a total of 96 affordable apartments. Located near services, educational facilities, commercial developments, and employment opportunities, the site affords access to the surrounding area and the City of Colusa.

3. Site Characteristics

The Rancho Colus Phase 2 site is 1.53 acres of the overall 3.66 acre Rancho Colus site of which 2.13 acres are occupied by Rancho Colus Phase 1. The property is generally rectangular in shape with overall dimensions of 277.52 ft by 245.68 ft with the area of 1.53 acres. The site is level and well-drained and a preliminary grading plan is provided with the application.

4. Surrounding Uses

Surrounding land uses consist of vacant farm land to the north and east, a religious facility to the south, and multi-family housing to the west across SR 20.

5. Land Use Designation

The site is zoned HD on the east with a strip of Mixed-Use land use designation along the California State Route 20 on the west side of the property. All of the development proposed with the exception of the access drive will be on the HD land use designated area of the site.

6. Site Density Allowed per AB 744

As identified on the site affordability chart below, both Phase 1 and Phase 2 of Rancho Colus include 100% affordability plus a manager's unit.

RANCHO COLUS PHASE 1			
<i>Unit Type</i>	<i>AMI</i>	<i>Number</i>	<i>Percent</i>
1 bedrm units	30% AMI	12	
2 bedrm units	30% AMI	6	
3 bedrm unit	30% AMI	1	
2 bedrm units	50% AMI	5	
3 bedrm units	50% AMI	4	
Total Very Low Income Units		28	57.14%
2 bedrm units	60% AMI	13	
3 bedrm units	60% AMI	7	
Total Low Income Units		20	40.82%
3 bedrm unit	Manager's Unit	1	2.04%
Total Units Phase 1		49	100.00%
RANCHO COLUS PHASE 2			
<i>Unit Type</i>	<i>AMI</i>	<i>Number</i>	<i>Percent</i>
1 bedrm units	30% AMI	12	
2 bedrm units	30% AMI	6	
3 bedrm units	30% AMI	1	
2 bedrm units	50% AMI	5	
3 bedrm units	50% AMI	4	
Total Very Low Income Units		28	58%
2 bedrm units	60% AMI	12	
3 bedrm units	60% AMI	8	
Total Low Income Units		20	41.67%
Total Units Phase 2		48	100.00%
TOTAL UNITS ON ENTIRE SITE		97	

As defined in AB 744 this allows for an 80% density bonus. This allows 36 units per acre for a total of 132 units allowable while the project proposes a total of 97 units consisting of 96 affordable units plus one manager's unit. The following density chart includes the number of units allowed per the 20 units per acre density in the City of Colusa HD zone and the number of units allowed with the 36 units per acre density bonus allowed per AB 744.

RANCHO COLUS SITE DENSITY CHART						
	Site Area (acres)	Density per City Code	Number of Units per City Code	Units per AB 744 80% Density Bonus	Number of units allowed Density Bonus	Number of Units Provided
Phase 1	2.13	20	43	36	77	49
Phase 2	1.53	20	31	36	55	48
Total Site	3.66		73		132	97

State Bonus Law is being utilized the project is able to request up to three concessions from local land use regulations. For Rancho Colus Phase 1 and Phase 2 is requestion the following concessions the project is seeking relief:

1. Reduction in parking from the City of Colusa code requirement of 1.5 parking spaces per multifamily unit to 1 parking space per multifamily unit.
2. Relief from covered parking requirement as required in the City of Colusa Zoning Code.

7. Proposed Project

The proposed project is a 48-unit, affordable apartment community with a mix of one, two, and three-bedroom residential units in two buildings that are three stories in height. The residential buildings are located opposite each other with the lengths of the buildings running east and west in order to maximize the south roof exposure to provide maximum photovoltaic panel area. The apartment buildings are separated by 74 ft to reduce the shading of the PV panels from one building on the site to another building. This separation also provides major outdoor space for amenities as well as area for LID measures for storm drainage.

8. Amenities

Rancho Colus Phase 2 will share the 3,193 sf community center from Phase 1 with leasing office, computer stations, mail center, counseling office, great room with hospitality kitchen, restrooms, and a laundry facility. Outdoor amenities will include a children's play area, barbeque areas, outdoor tables and seating, outdoor game areas, raised planter beds for residents, and fruit trees.

9. Access and Circulation

Vehicle access to the property will be from SR 20 with the existing driveway on the west side of the overall property. Parking will be located along the access in the development area of the project. Pedestrian access to the development site from SR 20 is provided by a sidewalk that runs from SR 20 to the Community Center area with designated pathways to all buildings and areas of the site.

10. Parking

City of Colusa code requires 1.5 parking spaces per unit for multifamily housing projects. With an overall unit count of 97 on the total Rancho Colus site that would require a total of 146 parking spaces with 74 parking spaces for the 49 units in Rancho Colus Phase 1 and 72 parking spaces for the 48 units in Rancho Colus Phase 2. As identified above the project is requesting a concession under AB 744 to reduce the parking required to 1 parking space per unit on both Phase 1 and Phase 2 sites. The parking reduction per unit and totals are defined below. Note that the project would park above the 1 space per unit which would require a total of 89 a parking spaces while the project is providing a total of 123 parking spaces for a ratio of 1.35 parking spaces total on the site.

Phase 1 Parking Requirement per AB 744:

<i>Unit Type</i>	<i>Area Media Income</i>	<i>Parking Requirement per AB 744 1 space/unit</i>
8 - 1 bedrm units	30% AMI	8 parking spaces
6 – 2 bedrm units	30% AMI	6 parking spaces
1 – 3 bedrm unit	30% AMI	1 parking space
5 – 2 bedrm units	50% AMI	5 parking spaces
4 – 3 bedrm units	50% AMI	4 parking spaces
13 – 2 bedrm units	60% AMI	13 parking spaces
7 – 3 bedrm units	60% AMI	7 parking spaces
1 – 3 bedrm unit	Manager's Unit	1 parking space
TOTAL REQUIRED:		45 parking spaces
TOTAL PROVIDED:		72 parking space Phase 1

Phase 2 Parking Requirement per AB 744:

<i>Unit Type</i>	<i>Area Media Income</i>	<i>Parking Requirement per AB 744 1 space/unit</i>
8 - 1 bedrm units	30% AMI	8 parking spaces
6 – 2 bedrm units	30% AMI	6 parking spaces
1 – 3 bedrm unit	30% AMI	1 parking space
5 – 2 bedrm units	50% AMI	5 parking spaces

4 – 3 bedrm units	50% AMI	4 parking spaces
13 – 2 bedrm units	60% AMI	13 parking spaces
7 – 3 bedrm units	60% AMI	7 parking spaces

TOTAL REQUIRED: 44 parking spaces
TOTAL PROVIDED: 51 parking spaces

PARKING REQUIRED ENTIRE SITE AB 744: 89 parking spaces
PARKING PROVIDED ON ENTIRE SITE: 123 parking spaces
PARKING RATIO ON ENTIRE SITE: 1.3 spaces per unit

11. Architectural Concept

The design concept for the proposed project will be repetitive of Rancho Colus Phase 1 which utilizes buildings with simple forms with contemporary architecture. Low sloping gable roofs are used to maximize the area for the solar panels on the roof of each building to meet the solar panel area requirement per the California Energy Code. The exterior finish material will be horizontal board siding with color blocking to help reduce the mass the buildings. A major component of the project design is the use of exterior walkways and balconies to articulate the front façade. The residential unit buildings are one-unit deep to provide cross ventilation for all residents. Unit plans are included in the project exhibits. The access to each unit is from the interior courtyard area between the building with the walkways and balconies forming a “front porch” concept to each unit from the courtyard. This unique design provides active outdoor areas for residents overseeing the courtyard areas and allowing for gathering spaces for residents that are visible for safety. The project will utilize bands of materials including fiber cement board with a light base to articulate the building surfaces and to provide pedestrian scale to the buildings. Metal tube railings painted to contrast with the surrounding building colors and balcony elements on the apartment structures provide visually interest to the overall design. Throughout the project, natural colors are proposed with light beige plaster, beige plaster , white trim, and dark brown plaster and add interest to the overall composition.

Landscaping is designed to complement the buildings and make a positive contribution to the overall aesthetics of the site. HVAC units will be screened from sight and low-profile landscaping, including screen shrubs, are planned for the development to provide CPTED planting requirements and be compatible with the bio-swale condition. The planting design will utilize a variety of Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color and text to complement the architecture style and setting. Fruit trees are included in the landscape design for the use of residents and large shade trees are provided throughout the site. Shade trees are provided throughout the project for sun protection in the parking area and landscape areas to reduce heat island effect during hot summer months.