

RESOLUTION NO. 2025-__

**RESOLUTION OF THE CITY OF COLUSA PLANNING COMMISSION
APPROVING USE PERMIT RANCHO COLUSA PHASE II - AUTHORIZING THE
CONSTRUCTION OF AN 48-UNIT APARTMENT PROJECT AT 1717 HIGHWAY 20.
(Rancho Colusa Phase II)**

WHEREAS, a project has been submitted at a project site totaling approximately 3.66 acre (Portion of APN 002-120-029) located at 1717 Highway 20 within the city of Colusa, for the construction of additional 48 units, including other improvements such as parking, landscaping and site amenities (“Project”); and

WHEREAS, the site is zoned M-U-B – Bridge Street Mixed Use on the City’s zoning map and pursuant to Colusa Municipal Code (CMC) Appendix A – Article 44, Use Permit approval is necessary to permit multifamily dwelling projects; and

WHEREAS, the Planning Commission considered the Project, staff report and comments submitted at a noticed public hearing held on May 7, 2025; and

WHEREAS, the Project has been determined to be categorically exempt pursuant to the Guidelines for the California Environmental Quality Act, Section 15332 (Infill Development).

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Colusa as follows:

1. With regard to the Use Permit, the Planning Commission finds that:

The project provides additional affordable housing units and density in an area of the City that has accessible access to goods, services and employment opportunities (Goal HSG-1, HSG 1.1, HSG 5.1, HSG 1.6, HSG 1.4). The project itself provides benefit for tenants by providing onsite parking, residential facilities such as a community center, play structure and raised garden beds. All of which will engage residence with enrichment activities, social connection while providing a sense of place and opportunities to learn, interact and play (CCD Goal-6, CCD-6.1) while providing much-needed affordable housing units to aid the City in meeting its Regional Housing Needs Allocation. The structures will contain photovoltaic panels, aiding in the reduction of energy use for the site (PRC-11)

The project has been conditioned to ensure utilizes are screened (CCD-2.4) and parking is placed in a manner to minimize its view from the public right of way (CCD-3.17).

Landscaping is proposed in a variety of species which will introduce interest, seasonal colors while also softening the structure's appearance, and providing shade (CCD-3.15). Landscaping will utilize drip irrigation to minimize water usage and aid in conservation of resources (Goal PRC-9, PRC-9.a).

2. With regard to the California Environmental Quality Act, the Planning Commission Finds that:

The Project site is less than 5 acres in size and does not contain any biological resources. The site is surrounded by urban uses, has previously been disturbed and the site can adequately be served by all utilities and public services. That the proposal is consistent with General Plan policies and regulations for the M-U-B Mixed Use Bridge Street zoning district.

THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the City of Colusa at its meeting held on May 7, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission, Chair

Planning Commission Secretary