

RANCHO COLUS APARTMENTS - PHASE 2

1717 STATE HIGHWAY 20
COLUSA, CALIFORNIA



VICINITY MAP



PROJECT SUMMARY

PROJECT	RANCHO COLUS APARTMENTS		
LOCATION	CITY OF COLUSA		
JURISDICTION	002-120-029 (PORTION)		
APN			
SITE AREA	66,646.8 S.F.	(1.53 ACRES)	
ZONING PER CITY OF COLUSA	R-4-HD RESIDENTIAL APTS. & MU MIXED-USE ALONG BRIDGE STREET		
DWELLING UNITS			
1 BEDROOM UNITS	12	25%	
2 BEDROOM UNITS	24	50%	
3 BEDROOM UNITS	12	25%	
TOTAL DWELLING UNITS	48	UNITS	
ACCESSIBLE UNITS TCAC SEC. 10325.1.7.K	8	UNITS	
ACCESSIBLE UNITS (15%)			
ADAPTABLE UNITS:			
(ALL GROUND LEVEL UNITS- ACCESSIBLE UNITS)	8	UNITS	
COMMUNICATION FEATURES (10%)	5	UNITS	

SITE DENSITY

	SITE AREA (ACRES)	DENSITY PER CITY CODE, # OF UNITS/ACRE	NUMBER OF UNITS ALLOWED WITH CITY DENSITY	DENSITY PER AB 744 WITH 80% DENSITY BONUS FOR 36 UNITS/ACRE	NUMBER OF UNITS ALLOWED WITH AB 744 BONUS	NUMBER OF UNITS PROVIDED
PHASE 1	2.13	20	43	36	77	49
PHASE 2	1.53	20	31	36	55	48
TOTALS	3.66		73		132	97

PARKING SUMMARY

PHASE 1 PARKING PER UNIT AB744		
UNIT TYPE	AREA MEDIAN INCOME (AMI)	PARKING REQ. PER AB744
8 - 1 BEDRM UNITS	30% AMI	1 SPACE/UNIT
6 - 2 BEDRM UNITS	30% AMI	8 PARKING SPACES
1 - 3 BEDRM UNIT	30% AMI	6 PARKING SPACES
5 - 2 BEDRM UNITS	50% AMI	1 PARKING SPACE
4 - 3 BEDRM UNITS	50% AMI	5 PARKING SPACES
13 - 2 BEDRM UNITS	60% AMI	4 PARKING SPACES
7 - 3 BEDRM UNITS	60% AMI	13 PARKING SPACES
1 - 3 BEDRM UNIT	MANAGER'S UNIT	7 PARKING SPACES
		1 PARKING SPACE
TOTAL REQUIRED: 45 PARKING SPACES		
TOTAL PROVIDED: 72 PARKING SPACES		
PHASE 2 PARKING PER UNIT AB744		
UNIT TYPE	AREA MEDIAN INCOME (AMI)	PARKING REQ. PER AB744
8 - 1 BEDRM UNITS	30% AMI	1 SPACE/UNIT
6 - 2 BEDRM UNITS	30% AMI	8 PARKING SPACES
1 - 3 BEDRM UNIT	30% AMI	6 PARKING SPACES
5 - 2 BEDRM UNITS	50% AMI	1 PARKING SPACE
4 - 3 BEDRM UNITS	50% AMI	5 PARKING SPACES
13 - 2 BEDRM UNITS	60% AMI	4 PARKING SPACES
7 - 3 BEDRM UNITS	60% AMI	13 PARKING SPACES
TOTAL REQUIRED: 44 PARKING SPACES		
TOTAL PROVIDED: 51 PARKING SPACES		
PARKING REQ. ON ENTIRE SITE AB 744: 89 SPACES		
PARKING PROVIDED ON ENTIRE SITE: 123 SPACES		
PARKING RATION ON ENTIRE SITE: 1.38 SPACES PER UNIT		

PHASE 2 PARKING PROVIDED	
PARKING FOR RESIDENTS	46
ACCESSIBLE SPACES	
(PER SEC. 11B-233.3.1.1 & 11B-208.2.3.1 = 5%)	3
ADDITIONAL PARKING (SEC. 11B-208.2.3.2 = 2%)	1
PARKING FOR GUESTS, EMPLOYEES & OTHER NON-RESIDENTS (SEC. 11B208.2.2.3)	
TOTAL FULL SIZE PARKING PROVIDED	51

TOTAL PARKING PROVIDED:	51 SPACES
PARKING RATIO	1.06 SPACES PER UNIT

EV CAPABLE PARKING REQUIRED:	
EV CAPABLE (SEC 4.106.4.2.2) 40%	21
TOTAL NUMBER OF EVCS PARKING SPACES REQUIRED	21

EV CAPABLE PARKING PROVIDED	
EV CAPABLE ACCESSIBLE EVCS (11B-228.3.2.1)	
VAN ACCESSIBLE	1
STANDARD ACCESSIBLE	1
AMBULATORY	1
EV CAPABLE AVAILABLE FOR USE BY ALL RESIDENTS	18
TOTAL NUMBER OF EVCS CAPABLE	
PARKING SPACES PROVIDED	21

PROJECT DIRECTORY

DEVELOPER	SUTTER COMMUNITY AFFORDABLE HOUSING ATTENTION: GUS BECERRA 1455 BUTTE HOUSE ROAD YUBA CITY, CA 95993 (530) 871-0220 ext. 113 EMAIL: g.becerra@regionalha.org
DEVELOPER	SAGE HOUSING GROUP LLC ATTENTION: LUKE WATKINS 2745 PORTAGE BAY EAST DAVIS, CA 95616 (530) 400-2927 EMAIL: lukewatkins@sbcglobal.net
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SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A1.1	SITE PLAN
A2.1	BUILDING 3 & 4 FLOOR PLAN
A2.2	BUILDING 3 & 4 ROOF PLAN
A2.3	UNIT TYPE A
A2.4	UNIT TYPE B
A2.5	UNIT TYPE C
A3.1	BUILDING 3 & 4 TYPE 1 EXTERIOR ELEVATIONS
A3.2	BUILDING 3 & 4 TYPE 1 EXTERIOR ELEVATIONS
A4.1	SITE LIGHTING & DETAILS
CIVIL	
SHEET 1 OF 1	PRELIMINARY GRADING PLAN
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN

BUILDING AREA SUMMARY

	UNIT TYPES A-AC, A 1 BD/1BA	B-AC, B 2 BD/1BA	C-AC, C 3 BD/2BA	EXISTING C-AC, C 3 BD/2BA	TOTAL UNITS PER BLDG	TOTAL UNIT / BLDG SQ. FT.	TOTAL COVERED WALKWAY	TOTAL INTERIOR AND COVERED WALKWAY
LIVING SQ. FT STORAGE SQ. FT. WH/CLOSET SQ. FT. PATIO SQ. FT (COVERED)	579 13 -	716 36 81	920 14 156	EXISTING EXISTING EXISTING				
BUILDING & TYPE								
BUILDING 3 - TYPE 1	6	12	6		24	19,071	1,328	20,399
BUILDING 4 - TYPE 1	6	12	6		24	19,071	1,328	20,399
TOTAL RATIO	12 25%	24 50%	12 25%		24 100%	38,142	2,656	40,798
EXISTING COMMUNITY CENTER				1	1	EXISTING	EXISTING	EXISTING
EXISTING COMMUNITY CENTER - UPPER LEVEL						EXISTING	-	EXISTING

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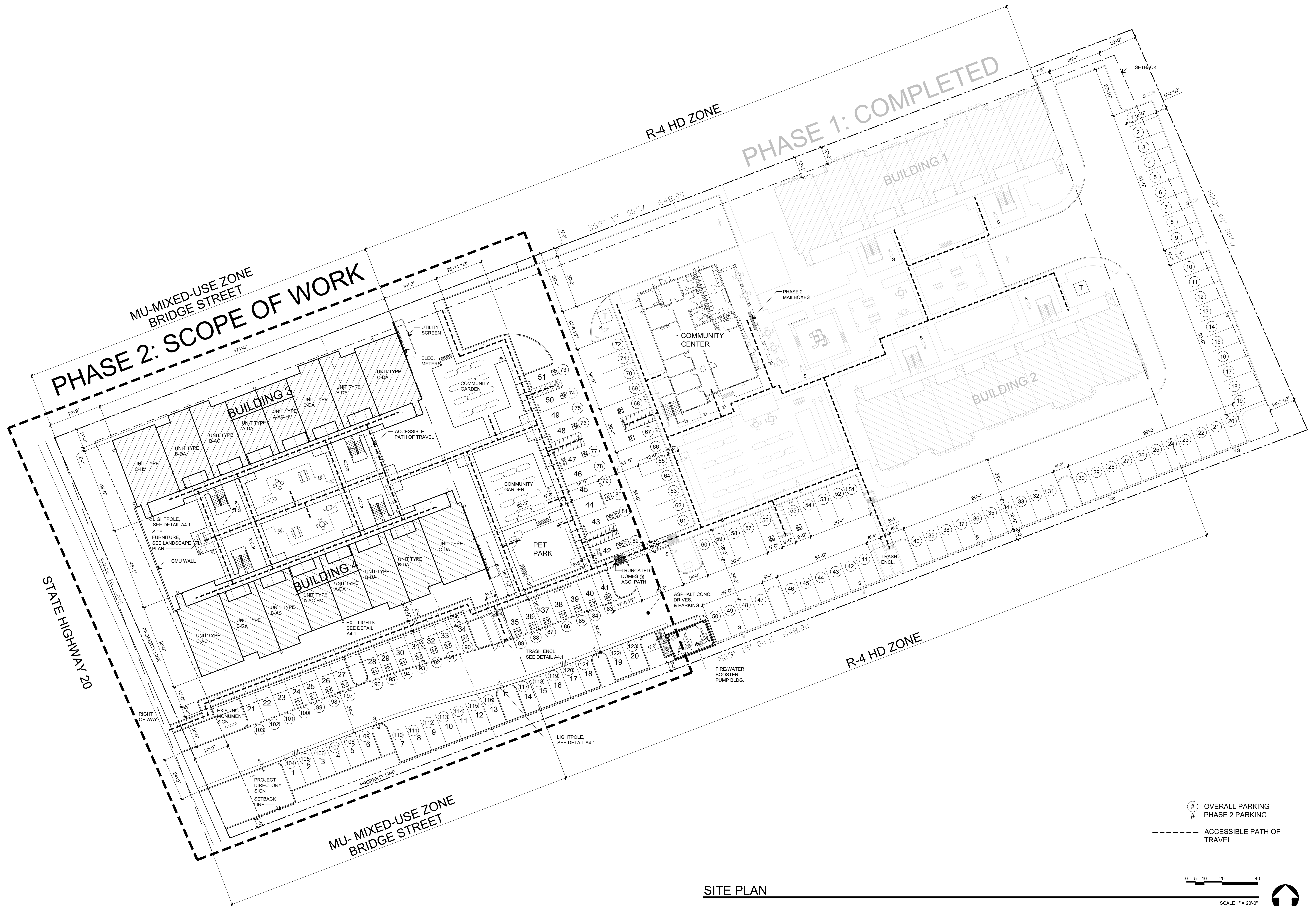
1717 State Highway 20, Colusa, California

COVER SHEET



A0.0

1-2-2025



SITE PLAN

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SITE PLAN



A1.1

1-2-2025