

## ORDINANCE NO. 565

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA  
APPROVING A DEVELOPMENT AGREEMENT AND REZONING PROPERTY  
IDENTIFIED AS ASSESSOR'S PARCEL NOS. 017-130-107 and 017-130-050 (Portion of)  
FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-1/PD (SINGLE  
FAMILY RESIDENTIAL DISTRICT/PLANNED DEVELOPMENT), R-2/PD (TWO-  
FAMILY RESIDENTIAL DISTRICT/PLANNED DEVELOPMENT), R-3/PD  
(NEIGHBORHOOD APARTMENT DISTRICT/PLANNED DEVELOPMENT), CM/PD  
(COMMERCIAL PROFESSIONAL DISTRICT/PLANNED DEVELOPMENT), O-S  
(OPEN SPACE DISTRICT) AND P-F (PUBLIC FACILITY/PARK DISTRICT)  
(Westcott Subdivision)

BE IT ORDAINED by the Council of the City of Colusa that:

**Section 1.** The portion of real property situated in the City of Colusa, County of Colusa, State of California, identified as Assessor's Parcel Number 017-130-107 and 017-130-050 (portion of) is amended from R-1 (Single Family Residential) to 46.54 acres to R-1/PD (Single Family Residential District/Planned Development, 16.27 acres to R-2/PD (Two Family Residential District/Planned Development), 7.45 acres to R-3/PD (Neighborhood Apartment District/Planned Development), 1.17 acres to CM/PD (Commercial Professional District/Planned Development and 3.51 acres to P (Public Facilities/Parks District) and 14.03 acres to Open Space (Open Space Districted), as depicted on Exhibit I.

**Section 2.** The City Council finds that:

A. The proposed rezone would be consistent with the General Plan in that there will continue to be sufficient land to accommodate growth and housing supply that is near existing infrastructure and services, that the zones changes provides for a variety of housing types that could be for sale and rental (Goal HSG-1, Policy HSG 1.1, HSG 1.3, HSG 1.4, HSG 1.5m HSG 1.6 and HSG 5.1). The rezone provides for continued housing pattern to be established and intensified within the city boundaries, while providing for a diversified economic base with balance between jobs, housing and infrastructure (Policy HSG 5.2, HSG 7.4, LU 5.1, LU 5.2, LU 6.3). The design of the subdivision allows for external and internal connectivity while also providing appropriate open spaces and parklands to minimize airport overflight impacts. The design also connects pedestrians and bicycle users to future and existing improvements

(Policy N-1.8, CCD 3.2, CCD 3.3, CCD 3.4); and

B. There are no physical or environmental constraints on the property which would prohibit use of the land consistent with the R-1/PD (Single Family Residential District/Planned Development), R-2/PD (Two-Family Residential District/Planned Development), R3/PD (Neighborhood Apartment District/Planned Development) CM/PD (Commercial Professional District/Planned Development) O-S Open space District and P\_F (Public Facility/Park District) zoning regulations. The project site is flat with no environmental resources or habitat and is suitable for development and non-development that would be compatible with existing adjacent land uses and the Airport Land Use Compatibility Plan.

**Section 3.** That the Development Agreement is in the best interest of the City and the applicant to ensure advancement of city policies and development and build out of the site.

**Section 4.** This ordinance shall become effective 30 days following the date of its adoption.

THE FOREGOING ORDINANCE was adopted by the City Council of the City of Colusa at it meeting held on \_\_\_\_\_, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
DANIEL VACA, MAYOR

ATTEST:

\_\_\_\_\_  
Shelly Kittle, City Clerk