



City of Colusa California

STAFF REPORT

DATE: August 20, 2024

TO: City Council – Public Hearing Regarding Westcott Subdivision, General Plan Amendment, Rezone and Development Agreement

FROM: David Swartz, City Engineer
Jake Morley, Planning Consultant

AGENDA ITEM: City Council to hold a public hearing for the Wescott Subdivision which involves a General Plan Amendment, Rezone, Tentative Subdivision Map and a Development agreement and to hold an introductory reading regarding Rezone.

Report in Brief: The project involves two parcels totaling approximately 90.95 acres on existing R1- Single Family Residential zoned land, east of Wescott Road and west of the Sunrise Landing Subdivision and south of Brentwood Road. The proposal includes the following main components:

1. A General Plan Amendment and Rezone to change the current land use designation from R1- Single Family Residential, to a variety of land uses to include R1-Single Family Residential zoning with a PD Planned Development Overlay, R2-Two Family Housing Residential zoning with a PD Planned Development Overlay, R3-Neighborhood Apartment Housing zoning with a PD Planned Development Overlay, CP Commercial Professional District zoning with a PD Planned Development Overlay, OS - Open Space zoning and finally PR Park - Recreation zoning.
2. A Tentative Subdivision Map to include the division of land into 170 Single Family lots, 53 Two Family Lots, 1 Neighborhood Apartment lot totaling 7.45 acres, 1 Commercial lot totaling 1.17 acres, 1 park lot totaling 3.51 acres and 2 Open Space lots totaling 14.03 acres.
3. The request also contains an application for a Development Agreement.

Recommendation: The Planning Commission and Staff recommends that the City Council hold a public hearing on the proposed amendments and adopt the Resolution (**Attachment 1**) and introduce the Ordinance (**Attachment 2**) by reading its title only:

Resolution of the City Council of the City of Colusa: 1) adopting a modified mitigated negative declaration; 2) approving a General Plan Amendment, and 3) approving a Tentative Subdivision Map (Wescott Subdivision)

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/Planned Development), O-S (Open Space District) and P-F (Public facility/Park District) (Westcott Subdivision)

BACKGROUND:

Currently the subject site is vacant with no structural improvements (**Attachment 3 – Location Aerial**). The site is routinely utilized for agricultural activities, typically tomatoes. When not in production, the site is routinely mowed and tilled to minimize weeds and prepare the site for the next planting season.

In the 2007 General Plan, the subject site is noted as an Urban Reserve. In 2021 the subject site was annexed to the City with a R1-Single Family Residential zoning designation (Resolution 2021-004). Recently, the applicant brought forward a conceptual plan to the Planning Commission to receive comments on a project design that only accommodated single-family lots for the entire 90-acre site. After feedback from the Planning Commission to incorporate a variety of land use into the boundary of the site, the applicant modified the map and formally applied, which included a mix of residential densities, a commercial parcel and both open space and park lands.

General Plan Amendment and Rezone

The request includes changing the General Plan and zoning to the following designations:

Zoning District	Permitted Density	Total Acres	Parcel Size Range (Total)	Density/Unit Potential
R-1/PD Single Family Residential - Planned Development Overlay	3-8 units per acre	46.54	6,534 sq.ft to 16,988 sq.ft. (170)	3.6/170
R-2/PD Two Family Residential – PD Planned Development Overlay	8-12 units per acre	16.27	8,712 sq.ft. to 21,780 sq.ft (53)	7.9 to 11.98 units per acre or 130 to 195 total units
R-3/PD Neighborhood Apartment Planned Development Overlay	12-20 units per acre	7.45	7.45	12 to 20 units per acre or 89 to 149 total units
CP/PD Commercial Professional District - Planned Development Overlay	None	1.17	1.17	None
OS Open Space	None	3.31	3.31	None
PR Park Recreation	None	14.03	14.03	None

Tentative Subdivision Map

The Applicant is proposing to subdivide the property into one hundred and seventy (170) single-family residential lots, fifty-three (53) two family residential lots, one (1) 7.45-acre neighborhood apartment parcel lot, one (1) 14.03-acre Open Space parcel, one (1) 3.51-acre Park parcel, and one (1) 1.17-acre Commercial parcel. The layout of the project, as noted on the Tentative Subdivision Map prepared by North Valley Engineering and Survey (**Tentative Subdivision Map, Attachment 1, Exhibit III**) illustrates that access the Project Site will be from Kittyhawk Drive and Sunrise Boulevard from the east, which will extend through the subdivision and connect to Wescott Boulevard, which runs along the western

boundary of the entire project boundary.

Two new additional streets, Streets “G” and “I”, will connect to Wescott Boulevard. Street “I” will connect through the entire length of the boundary and be stubbed out for future connection to a vacant 13-acre parcel. Internally, Streets “A”, “C”, “F”, “H”, “J,” and “K” connect to one another or connect to Kittyhawk Drive and Sunrise Boulevard. Streets “B”, “D” and “L” are cul-de-sacs within the subdivision.

Planning Commission

At the June 26, 2024, the City of Colusa Planning Commission conducted a public hearing and voted (4-0) (**Attachment 5**) to forward a recommendation to the City Council to adopt a resolution recommending the City Council adopt a mitigated negative declaration and approve General Plan Amendment, Rezone, Tentative Subdivision and Amendment to a Development Agreement.

During the hearing the Planning Commission discussed various aspects of the project and recommended modifications and additions to the Conditions of Approval, which are noted in **Attachment 1 Exhibit IV** and are underlined.

Colusa County Airport Land Use Commission

At the March 4, 2024, the Colusa County Airport Land Use Commission (ALUC) the proposal to amend the General Plan, Rezone the property, and subdivided the site into residential lots was found to be in compliance with the 2014 Colusa County Airport Land Use Compatibility Plan (ALUCP) in that the proposed changes are consistent with the C1 and C3 Compatibility Zones subject to ALUC conditions of approval (**Attachment 1, Exhibit V**).

DISCUSSION AND ANALYSIS:

General Plan

Re-designating and rezoning the subject property from R-1 Single Family Residential to a variety of residential densities and land uses, commercial, open space and park land would not only increase the opportunity for both home ownership, but rental opportunities as well. With both commercial, open space and park land in the project, the site would be considered mixed use and can accommodate needs of the future residences. The layout of the map takes into consideration the existing single-family subdivisions to the north and east, by placing new single families next to them. The design also accommodates and is compatible with the Colusa County Airport Land Use Plan in that open space is placed in a manner to minimize crop dusters who generally fly across this portion of the land when leaving the airport located to the east.

The following General Plan Goals, Policies and Actions are applicable to the project:

Goal HSG-1: To provide a continuing supply of affordable housing to meet the needs of existing and future Colusa residents in all income categories.

Policy HSG 1.1: The City shall enforce its land use policies that allow residential growth to

be accommodated with a variety of housing types within a range of densities.

Policy HSG 1.3: The City shall ensure that adequate infrastructure and public services are available prior to approval of developments projects within the City.

Policy HSG 1.4: The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.

Policy HSG 1.5: The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure and density—at all levels of affordability.

Policy HSG 1.6: The City shall promote more intensive residential development of vacant and underutilized land contiguous to existing development, particularly within walking distance of downtown Colusa, in order to reduce the cost of off-site improvements and create a compact City form.

Policy HSG 5.1: The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs Allocation.

Policy HSG 5.2: The City shall maintain sufficient multi-family designated land use and zoning districts to provide sufficient capacity for the low- and very low-income housing needs.

Policy HSG 7.4: The City shall continue to encourage innovative housing types, site planning and mixed-use developments.

Policy LU 5.1: Development patterns shall tier off of existing development and avoid leap-frogging, including areas intended for annexation that are presently outside the city limits.

Policy LU 5.2: Development patterns shall extend primarily from Highways 20 and 45. To the extent feasible, initial phases of new developments shall begin as close as possible to existing urban areas.

Policy LU-6.1: Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income groups.

Policy LU-6.3: Growth shall be managed to ensure that adequate public facilities and services are planned for and provided in a manner that protects the public's health, safety, and welfare.

Policy N-1.8: The City shall protect Colusa residents from noise related to the Colusa County Airport operations.

Policy CCD-3.2: New development street patterns shall minimize distances to adjacent neighborhoods and avoid a concentration of vehicles associated with internal neighborhood trips.

Policy CCD-3.3: Neighborhoods shall be designed with a street pattern that allows for multiple routes through a neighborhood and greater opportunities for pedestrian movement.

Policy CCD-3.4: The City shall encourage and promote neighborhood design that provides pedestrian and bicyclist connectivity to community civic areas, schools, parks, workplaces, and commercial areas.

Planned Development

Colusa Municipal Code (CMC) Appendix A - Article 15 – PD Planned Development Districts governs the regulations and general rules of a PD Planned Development District, which is an overlay zone that could be placed upon any zoning district.

This code section permits deviations from development standards, including lot sizes and lot widths, which are incorporated into the Wescott Tentative Subdivision Map. In this instance, the PD would permit deviations from lot size standards for the 170 single family lots. Colusa Municipal Code Article 5 – R-1 Single Family Residence District requires single family lots to have an 8,000 square foot lot area and be 80 feet wide by 100 feet deep. As illustrated on the tentative subdivision map, lots within the R-1/PD portion of the project vary in lot width, depth and overall square footage. With the smallest frontage being 59.54 (lot 166) and the shortest depth being 109. Lot square footages vary as well with the smallest lot being 6,969 square feet (lot 170) and the largest containing 16,988 square feet (lot 81).

Regarding future development located in the R-2/PD (Two-Family Residential District/Planned Development), R-3/PD (Neighborhood Apartment district/Planned Development), CM/PD (Commercial/Planned Development) zoning districts, the CMC requires that a major use permit be secured from the Planning Commission.

FINDINGS

The required findings for adopting the Modified Initial Study/Mitigated Negative Declaration and the proposed General Plan Amendment, Rezone, Tentative Subdivision Map are provided as part of the City Council Resolution and Ordinance and Resolution (**Attachment 1 and Attachment 2**).

PUBLIC CONTACT AND ENVIRONMENTAL REVIEW

A 10-day public hearing notice was mailed to all landowners and residence within 300 feet of the site, and a legal notice was published in the Pioneer Review on August 9, 2024 and August 16, 2024.

For the Planning Commission hearing on May 20, 2024, a 30-day public hearing notice was mailed to all landowners and residents within 300 feet of the site, and a legal notice was published in Pioneer Review. Tribal Consultation was completed in compliance with AB 52 and SB18 as part of the California Environmental Quality Act review.

Based on the results of an Initial Study, Mitigated Negative Declaration (SCH Number 2024051104) was prepared for the project and circulated for a 30-day comment period,

commencing on May 23, 2024, and ending on June 26, 2024. Due to the length of the document and supporting analysis, the IS/MND is incorporated into this document as a reference; it can be accessed online at: <https://cityofcolusa.com/public-notices/>. Written comments received during the comment period are incorporated into the response to comments (**Attachment 4**). As a response to comments substitute language was added to the IS/MND and incorporated into a modified Mitigation Monitoring Reporting Program as part of **Attachment 1 Exhibit IV**.

BUDGET IMPACT

None Expected – Developer Funded

ATTACHMENTS

1. Resolution of the City Council
 - Exhibit I – Modified Mitigation Monitoring Reporting Plan
 - Exhibit II – General Plan Amendment Plat
 - Exhibit III – Wescott Tentative Subdivision Map
 - Exhibit IV – Modified Conditions of Approval
 - Exhibit V – ALUC Conditions of Approval
2. Ordinance of the City Council
 - Exhibit I – Rezone Plat
 - Exhibit II – Development Agreement
3. Location Aerial
4. Response to Written Comments
5. Planning Commission Resolution No. 24-_____