



## City of Colusa California

### STAFF REPORT

**DATE:** May 6, 2025

**TO:** City Council – Public Hearing Regarding Adoption of a new Article 49 - Accessory Dwelling Units and Junior Accessory Dwelling Units to be added to the Colusa Municipal Code Appendix A- Zoning.

**FROM:** Jesse Cain, City Manager via Sadie Ash, Grants &  
Jake Morley, Planning Consultant

#### **AGENDA ITEM: City Council to hold a public hearing to introduce Zoning Ordinance 49**

**Report in Brief:** The City of Colusa's Municipal Code currently lacks specific language addressing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). While ADUs and JADUs have been identified by the State of California as an important strategy to help address the ongoing housing crisis, the City has not yet adopted local ordinances to reflect this. Since 2016, the State has updated ADU and JADU laws approximately thirty-one times to reduce barriers, streamline the approval process, and expand housing options for a diverse range of residents—including family members, students, seniors, in-home caregivers, and individuals with disabilities. In the absence of local regulations, the City is required to rely on and enforce state standards by default.

**Recommendation:** The Planning Commission and Staff recommends that the City Council hold a public hearing on the proposed amendment to the City Zoning Code and introduce the Zoning Ordinance to add a new Article 49 - Accessory Dwelling Units and Junior Accessory Dwelling Units to the Colusa Municipal Code Appendix A- Zoning. (**Attachment 1**) by reading its title only.

#### **BACKGROUND:**

As part of the Local Early Action Planning (LEAP) grant awarded to the City of Colusa in November of 2024 from the Department of Housing and Community Development (HUD), City staff is utilizing a portion of the grant funds to update the CMC regulations that pertain to the development and creation of ADUs and JADUs.

Legislative laws from the state have accelerated recently, resulting in more uniform ADU regulations across the state and removing local barriers, laws and regulations from the equation. Some state laws include:

- Addressing unpermitted ADUs or garage conversions.

- Allowing ADUs on multi-family zoned properties
- Simplifying the ADU permitting process.
- Introduce the ability for local agencies to permit separate sales of ADUs, if local agencies adopt an ordinance.
- Prohibit local agencies from imposing owner-occupancy requirements.
- Removal of parking restrictions and requirements.
- Requiring local agencies to have pre-approved ADU plans.
- Amending development restrictions to address height limits and redefine setbacks.
- Remove restrictions pertaining to non-conformity.
- Address fire sprinkler requirements.

### Planning Commission

On March 19, 2025, the Planning Commission conducted a public hearing and voted (5-0) (Attachment 2) to forward a recommendation to the City Council to adopt a resolution recommending that the City Council adopt a new City Zoning Code Article 49 – Accessory Dwelling Units and Junior Accessory Dwelling Units.

During the hearing the Planning Commission discussed various aspects of the amendments, particularly around compatibility and design objectives.

## **DISCUSSION AND ANALYSIS:**

### General Plan

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 leapfrogging, including areas intended for annexation that are presently outside the city limits.

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.

Further, by adoption of the new ordinance the city will also be in compliance with the 2020-2028 Housing Element which was adopted on December 1, 2020. Specifically, policies and objectives in the Element discuss ADUs such as Program H-2(b) which states:

"Allow for accessory and junior accessory units in accordance with California Government Code Section 65852 and replace with accessory unit requirements."

## **PUBLIC CONTACT AND ENVIRONMENTAL REVIEW**

A 20-day public hearing notice was published in the Pioneer Review on April 4, 2025, and posted at the Planning Counter. The proposed ordinance amendment qualifies for a CEQA exemption under Section 15061(b)(3), as it is evident that the amendment to the Colusa Municipal Code will not result in any significant environmental impacts

## **BUDGET IMPACT**

Project development will be reimbursed by the LEAP Grant, not to exceed \$65,000

## **ATTACHMENTS**

1. Ordinance of the City Council
2. LEAP Grant Scope & Work Plan