



**STAFF REPORT**  
**11/15/2023**

**TO:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Coachella Pre-Approved ADU Plan Project Adopt Resolution No. PC2023-29 to adopt the “Pre-Approved Accessory Dwelling Unit (ADU) Plan Project” for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-Initiated

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**STAFF RECOMMENDATION:**

Staff requests that Planning Commission adopt Resolution No. PC2023-29 to adopt the “Pre-Approved Accessory Dwelling Unit (ADU) Plan Project” for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella.

**BACKGROUND:**

The City of Coachella received a grant award from the California Department of Housing and Community Development for the Local Early Action Planning (LEAP - \$150,000) and SB2 (\$160,000) Grant program for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The tasks proposed by the City include support for the Housing Element Update, CEQA processing and rezoning, an electronic permitting system, electronic plan check software, and the development of pre-approved ADU plans. The Housing Element Update, CEQA processing/rezoning, and electronic plan check software tasks are complete. The electronic permitting system scope has shifted to a more robust citywide system beyond development review, which increased costs will be supported by American Rescue Plan (ARPA) funds.

In 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella’s ADU development standards and incorporating compatibility with the existing architectural styles around the city. An accessory dwelling unit is a unit accessory to a primary residence on the same parcel and has complete independent living facilities which can be configured as a detached, attached, converted (space within existing home converted into ADU), and Junior ADU. RRM Design Groups was selected as the consultant to

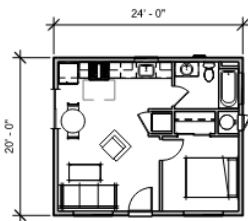
provide design services with the goal of creating pre-approved ADU plans to expedite the plan check process and to reduce the cost of building new ADU's in the City of Coachella. ADU construction also assists the City in satisfying its Regional Housing Need Allocation (RHNA) of 7,886 units and more particularly the low-income housing category of which the City's share is 999 units.

The Planning Commission on November 1, 2023 reviewed the ADU plans and the designs along with Staff suggestions. The Planning Commission requested that:

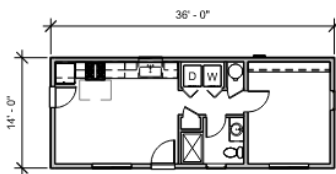
- Determine if plan designer could provide both sloped roof and flat roof options for the Desert Modern design for Plans 1-3.
- Modify Garage Conversion ADU design so that side door is at the side of the building.
- Modify front elevation design of Plan 4 Style C "Spanish Colonial" with a terracotta tubular decorative pop-outs or similar feature for better interplay between the gable roof and patio roof.

**DISCUSSION/ANALYSIS**

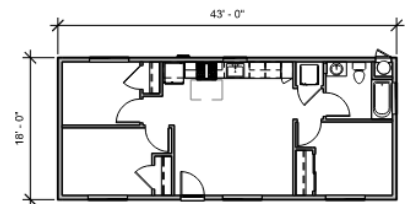
The applicant has developed ADU prototypes with six (6) plan types incorporating architectural styles common within the City of Coachella that include Mission Revival, Desert Modern, and Spanish Colonial as identified below. Five (5) of the plans are proposed as detached units and one is a garage conversion prototype. The detached ADU plans are proposed with patios to provide an outdoor shaded area. The designer provided new flat roof renderings for the Plan 1-3 Desert Modern design provided in the following figures, but indicated that this could not be an optional feature and the Planning Commission would need to decide if the flat roof design is the preferred design.



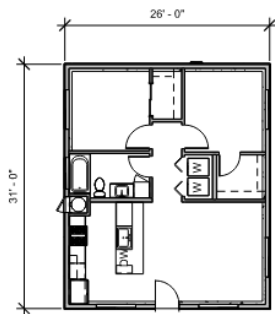
① **PLAN 1 | 480 FT<sup>2</sup> | 1 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)



② **PLAN 2 | 504 FT<sup>2</sup> | 1 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

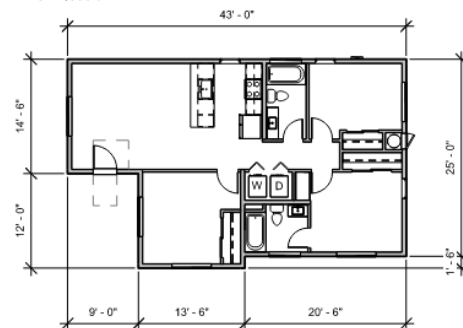


③ **PLAN 3 | 774 FT<sup>2</sup> | 3 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)



④ **PLAN 4 | 806 FT<sup>2</sup> | 2 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

PLAN 3 - 1,000 SF



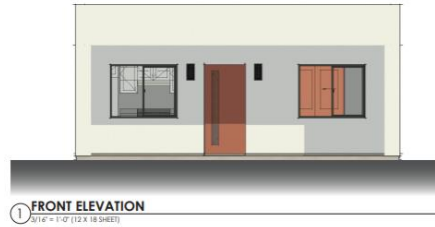
⑤ **PLAN 5 | 1,000 FT<sup>2</sup> | 3 BED / 2 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

**Plan 1:**

480 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen.

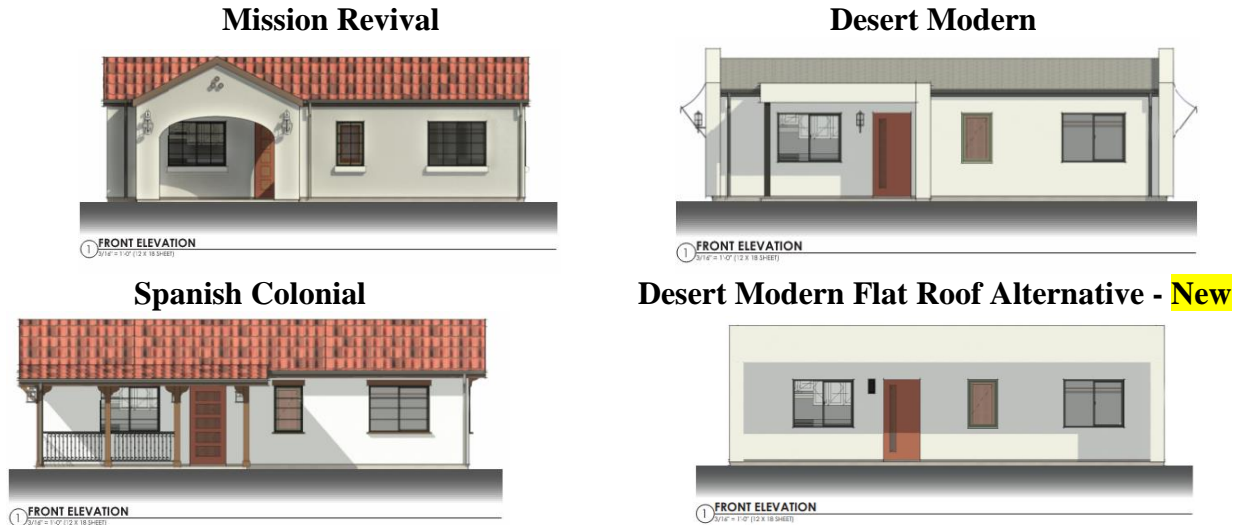


**Desert Modern Flat Roof Alternative - New**



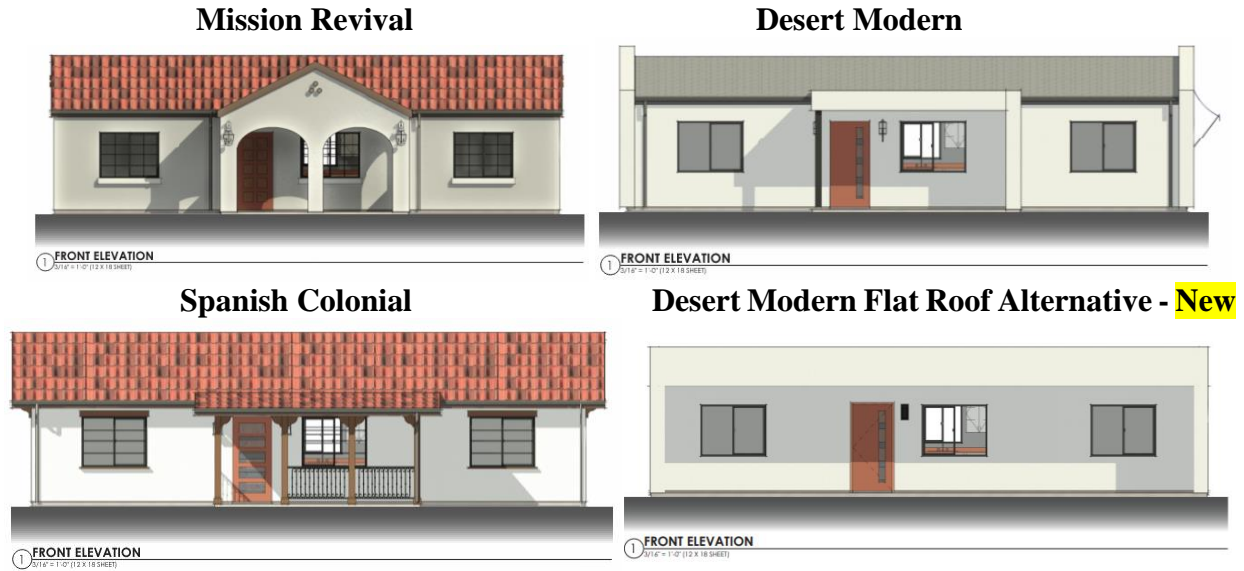
**Plan 2:**

504 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen. This plan is design with a narrow configuration in order to accommodate narrow rear or side yards.



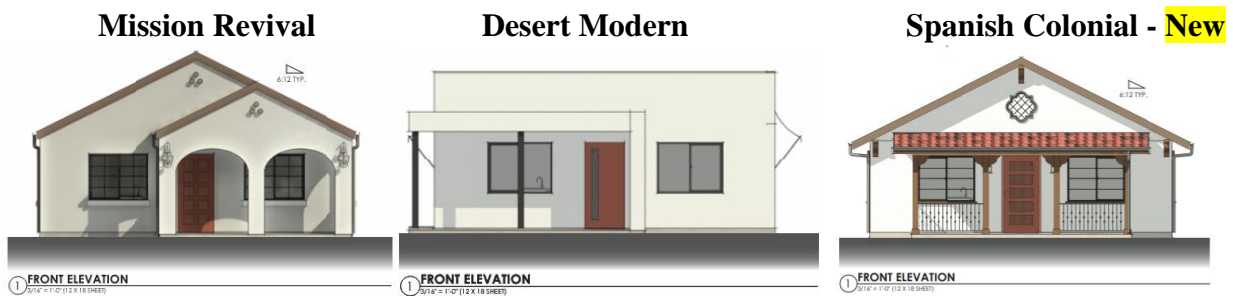
**Plan 3:**

774 sq. ft. detached unit with 3 bedrooms, 1 bath, living room and kitchen.



**Plan 4:**

806 sq. ft. detached unit with 2 bedrooms, 1 bath, living room and kitchen. The Spanish Colonial front elevation design was modified to add a decorative element on the front wall above the patio as requested by the Planning Commission.



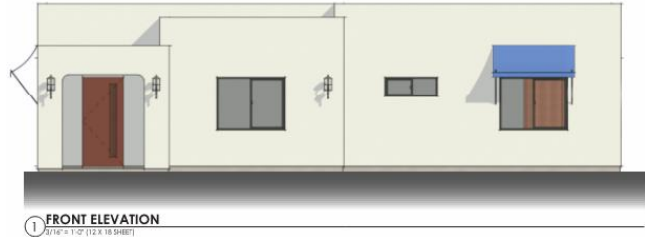
**Plan 5:**

1,000 sq. ft. detached unit with 3 bedrooms, 2 bathrooms, living room and kitchen.

**Mission Revival**



**Desert Modern**



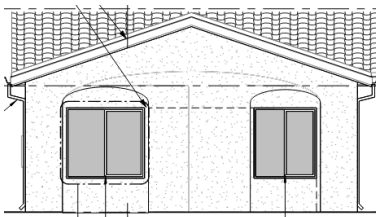
**Spanish Colonial**



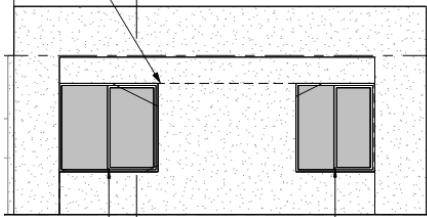
**Plan 6 - Garage Conversion:**

400 sq. ft. garage conversion ADU with 1 bedroom, 1 bath, living room with kitchen. The applicant modified the design to accommodate the side entry requested by the Commission and kept the front elevation windows in the same location as the original design.

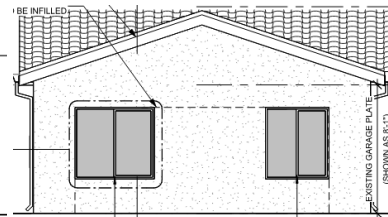
**Mission Revival**



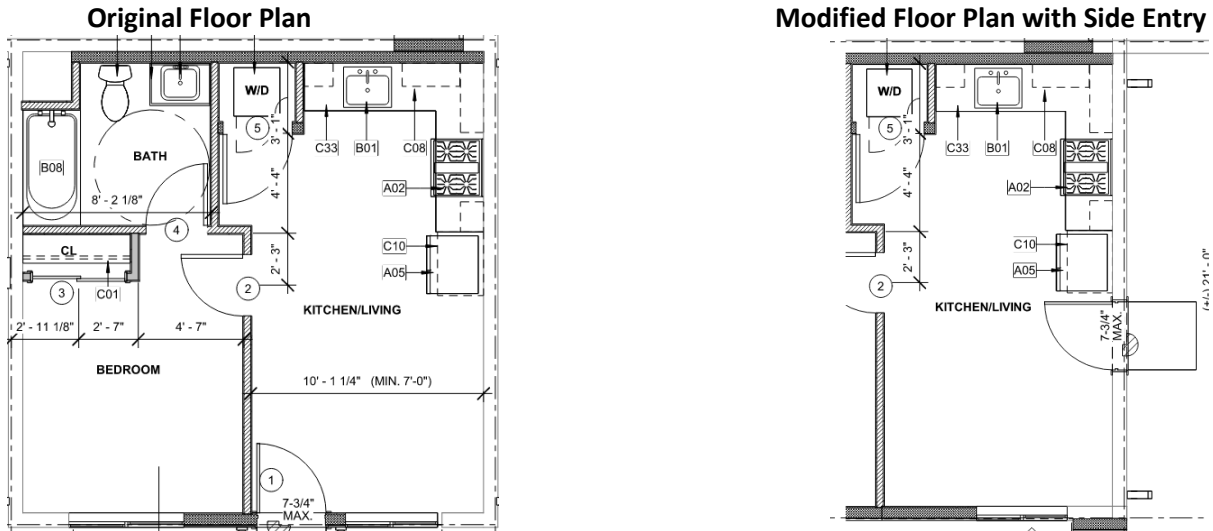
**Desert Modern**



**Spanish Colonial**



**Plan 6 - Floor Plan:**



Once the proposed plans are approved by the Planning Commission, full building plans including structural, foundation, roof, mechanical, electrical, door and window schedule, energy plan, and plumbing will be provided for each ADU plan type, including CAD files that will be made available to the public on a new ADU website on the Building Division website to be launched January 2024. Staff will also begin to work on an update to the Citywide ADU standards in the Coachella Zoning Ordinance as the existing ordinance is out of compliance with State ADU requirements as identified in the regulatory table provided by RRM Design Group in Attachment 3.

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC2023-29 for the approval of the City of Coachella Pre-Approved Accessory Dwelling Unit Project and authorize staff to approve final construction drawings for said project.
- 2) Adopt Resolution No. PC2023-29 for the approval of the City of Coachella Pre-Approved Accessory Dwelling Unit Project and authorize staff to approve final construction drawings for said project with modification.
- 3) Continue this item and provide staff and the applicant with direction.  
*Staff does not recommend this alternative due to a limited timeframe to complete full construction plans by State grant deadline in December 2023.*

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2023-29 Coachella Pre-Approved ADU Plan Project\_\_  
Exhibit A - Schematic Plans for detached ADUs - Plans 1-5  
Exhibit B - ADU Garage Conversion plans - Plan 6
2. City of Coachella Accessory Dwelling Unit Ordinance – C.M.C. Chapter 17.60.H
3. Coachella Regulatory Memo from RRM Design Group