



STAFF REPORT
11/1/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Pre-Approved ADU Plans Review of draft Accessory Dwelling Unit (ADU) plans 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

STAFF RECOMMENDATION:

Staff requests that Planning Commission review draft accessory dwelling units (ADU) plans and provide feedback.

BACKGROUND:

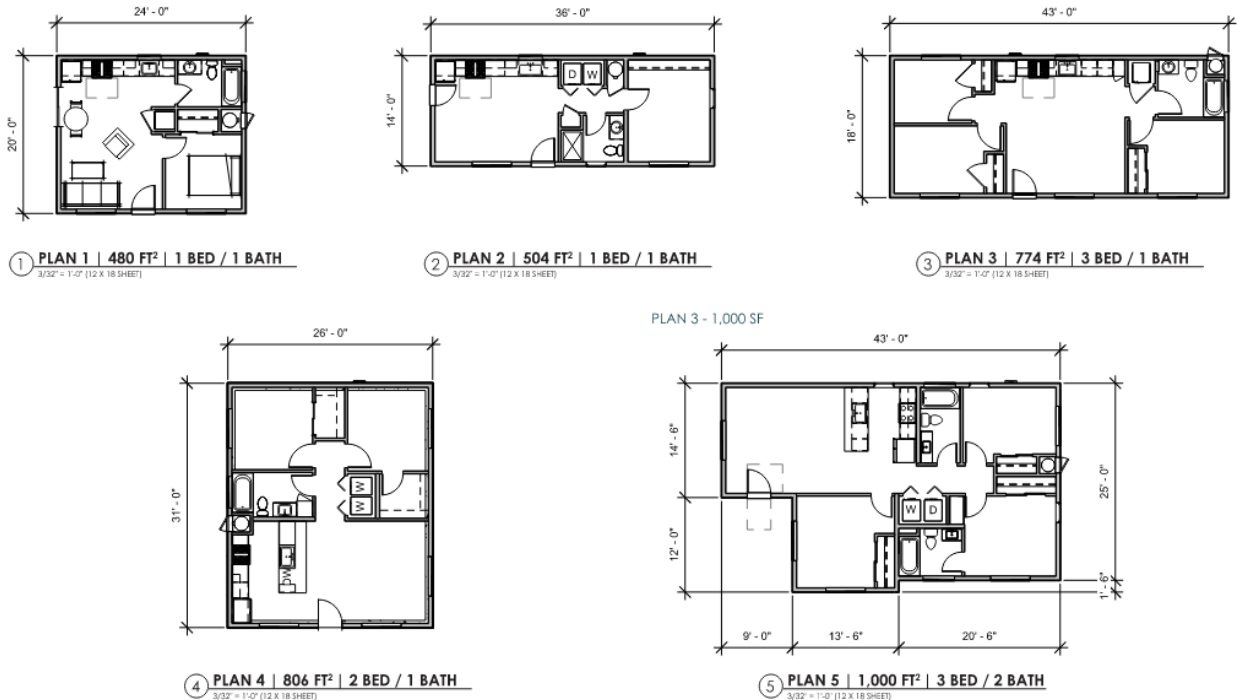
The City of Coachella received a grant award from the California Department of Housing and Community Development for the Local Early Action Planning (LEAP - \$150,000) and SB2 (\$160,000) Grant program for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements 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.

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.



Plan 1:

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



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.

Mission Revival



Desert Modern



Spanish Colonial



Plan 3:

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

Mission Revival



Desert Modern



Spanish Colonial



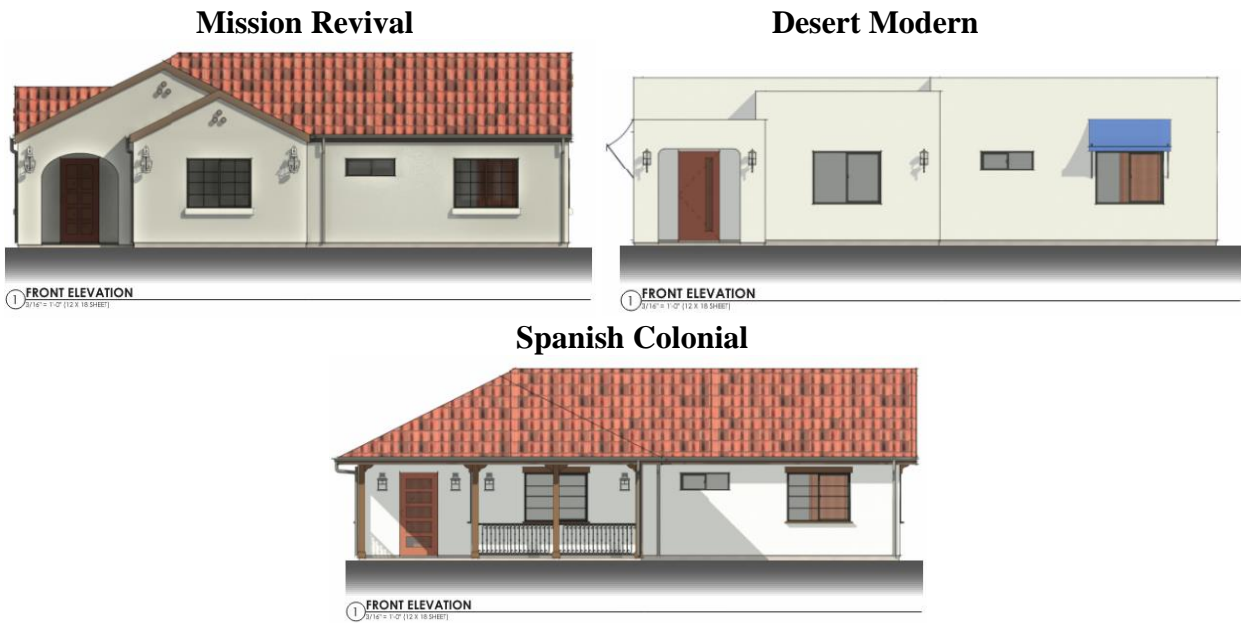
Plan 4:

806 sq. ft. detached unit with 2 bedrooms, 1 bath, living room and kitchen.



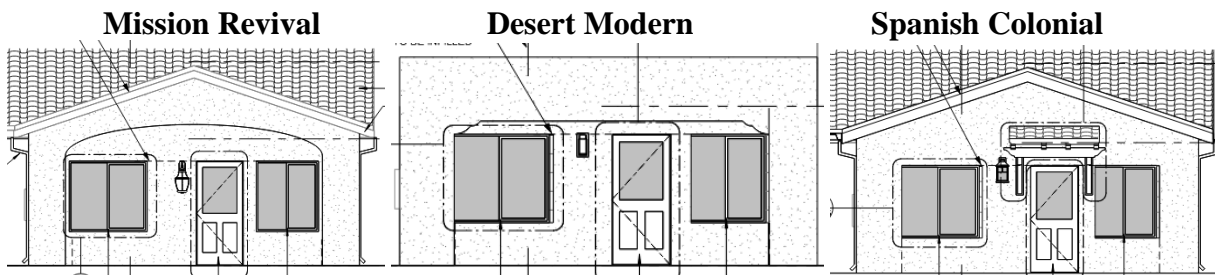
Plan 5:

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



Plan 6:

400 sq. ft. garage conversion ADU with 1 bedroom, 1 bath, living room with kitchen.



ALTERNATIVES:

- 1) Recommend that the proposed ADU plans return to the Planning Commission for final approval with staff recommended modifications.
- 2) Recommend that the proposed ADU plans return to the Planning Commission for final approval with modifications as request by the Commission.
- 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. Draft Schematic Plans for detached ADUs - Plans 1-5
2. Draft ADU Garage Conversion plans - Plan 6
3. City of Coachella Accessory Dwelling Unit Ordinance – C.M.C. Chapter 17.60.H