



**STAFF REPORT**  
**3/19/2025**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Anahi Fernandez, Management Analyst  
Gabriel Perez, Development Services Director

**SUBJECT:** Annual Progress Report (APR) for Housing and General Plan Implementation Update.

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**Staff Recommendation:**

Staff recommends that the Planning Commission receive and file the 2024 APR for housing and General Plan implementation.

**Background:**

California Government Code Section 65400 requires the City to prepare an annual status report on the City of Coachella 2035 General Plan implementation. The annual status report must be presented to Council for review and acceptance, and then submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development (HCD) by April 1<sup>st</sup> of each year pursuant to State guidelines. The purpose of the progress report is to provide information to Council to assess how the General Plan is being implemented. Also, the report provides State required information regarding the City's progress in meeting its share of regional housing needs.

**Discussion/Analysis:**

**General Plan Implementation Actions**

The General Plan 2024 APR describes the status of General Plan implementation measures and housing activity and programs. The City of Coachella General Plan 2035 serves as a blueprint for the future growth of the City of Coachella and includes goals and policies within various General Plan elements that include land use, housing, mobility, health and wellness, sustainability, safety, infrastructure and public services, and noise. The General Plan Implementation Actions describes actions that the City shall undertake to implement the General Plan, the level of priority of the action, timeframe, the responsible party and the relevant General Plan goals for the action. The status of the General Plan Implementation Actions is provided in Attachment 1.

A status of notable general plan implementation actions are provided in the table below:

**Table 1: Key General Plan Implementation Actions Completed or Underway**

<b>Element</b>	<b>Action</b>	<b>Responsibility</b>	<b>Update</b>
<b>Land Use</b>	Climate Appropriate design standards	Planning	Approved by Council 2025 with native plant and shade canopy standard.
	Historic Preservation Study	Planning	Staff will propose to Council a historic resource study and historical context statement in the FY25-26 budget
	Reduce Parking minimum requirements	Planning	Planned as code amendments in 2025
	Allow and encourage creation of ADUs	Planning	ADU pre-approved plans are issued and are being communicated with plans
<b>Health and Wellness</b>	Edible Landscapes	Public Works, Planning, Engineering	Pyramid Ranch development includes edible landscaping in the planned park and also planned for the Community Resilience Center (CRC).
	<ul style="list-style-type: none"> <li>• Multi-use facilities</li> <li>• Emergency Food</li> <li>• Gardening tools and resources</li> <li>• Community garden and composting education</li> <li>• Edible landscapes</li> </ul>	Council, City Manager and Planning	City secured \$10 million in SGC Community Resilience Center funding to support a multi-use facility and regenerative gardens for a 17,800 sq. packing house on 2 acres on Peter Rabbit Lane.
	Workplace Wellness Team	City Manager	Established a workplace wellness team for wellness programs in 2024 and plan to work with Blue Zones to enhance this effort.
	Plaza vendors – create a healthy food truck permit program to operate around parks and plazas	Planning and Economic Development	Program adopted as a Coachella Healthy Food Truck pilot program in 2025. Implementation underway.

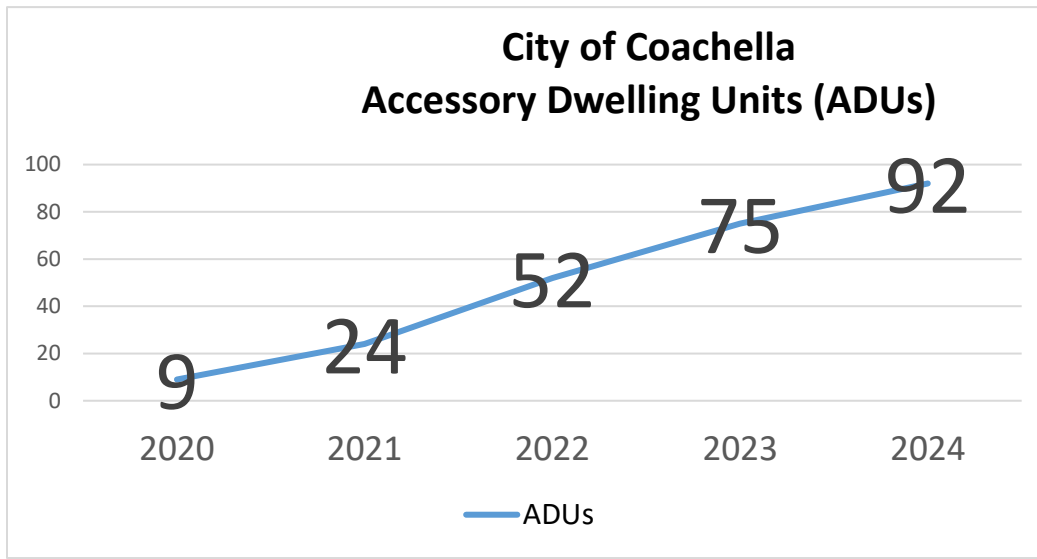
Development Services Department staff plans to provide the status of these General Plan actions to the Commission and Council annually in order to assess the City’s progress with General Plan implementation and the priority level of these actions.

**Housing Activity Reporting 2024**

For the 2024 calendar year, the City Permitted 92 Accessory Dwelling Units (ADUs) that count towards the City’s Residential Housing Need Allocation (RHNA) for low-income units. The City also permitted 96 Single Family Detached Units that are above the moderate-income affordability

level. In 2024, no permits were issued for multifamily units. The City currently has a 6<sup>th</sup> Cycle RHNA of 7,886 residential units across four income categories: Very Low, Low, Moderate, and Above Moderate and the City has currently permitted 794 residential units toward the 7,886 residential unit RHNA goal. The Housing Activity Report for calendar year 2024 is provided as Attachment 1.

**Figure 2: Coachella ADU Permitting from 2020-2024**



**Attachments:**

1. 2024 Coachella Housing Element APR
2. City of Coachella General Plan Implementation Actions Status