



STAFF REPORT
3/27/2024

TO: Honorable Mayor and City Council Members

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

SUBJECT: Adopt Resolution No. 2024-10 accepting the City of Coachella Annual Progress Report (APR) and direct staff to submit to the California Department of Housing Community Development

Staff Recommendation:

Staff recommends that the City Council:

1. Adopt Resolution 2024-10, accepting the General Plan 2023 Annual Progress Report; and
2. Direct staff to submit the 2023 APR to the California Department of Housing and Community Development as required by law.

Background:

California Government Code Section 65400 requires the City to prepare an annual status report on 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 Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1st 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 2023 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

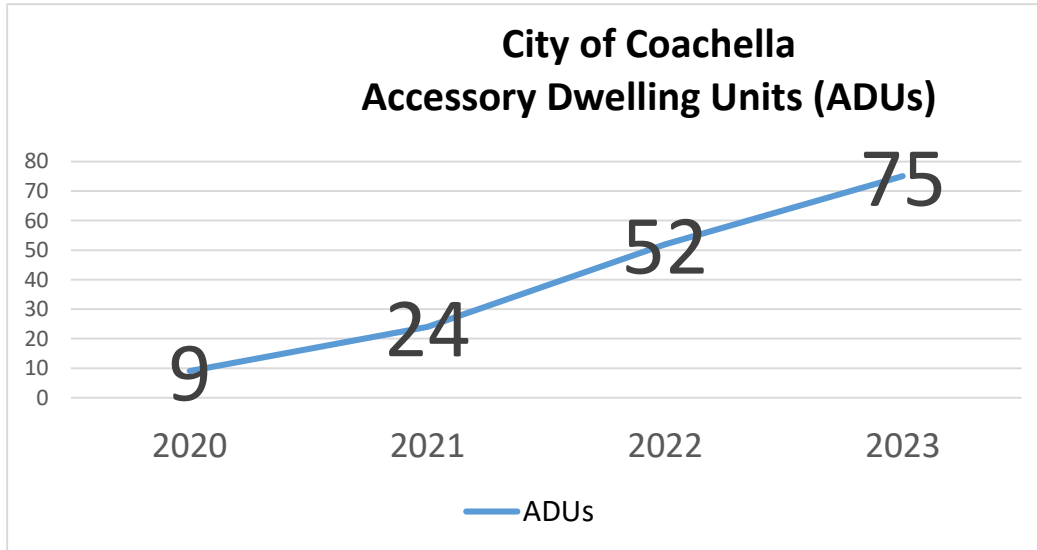
Element	Action	Responsibility	Update
Land Use	Update Zoning Code and Zoning Map to comply with General Plan	Planning	Approved by Council Summer 2023
	Historic Preservation Study	Planning	Staff will propose to Council a historic resource study and historical context statement in the FY24-25 budget
	Community engagement process protocols	Planning and City Manager	Resident Engagement Academy was implemented Fall '23.
	Design Guidelines Update	Planning	Planning Objective Design Standards approved
Mobility	Transit Supportive environments	Engineering and Sunline	City and Sunline partnered on design for Coachella Transit Hub planned for completion 2024.
Health and Wellness	Fund additional library facilities, equipment and programs	City Manager, Finance, Riverside County Library System	City is developing Library Annex plans to expand library services with support of State Grant to break ground 2024.
	<ul style="list-style-type: none"> • Multi-use facilities • Emergency Food • Gardening tools and resources • Community garden and composting education • Edible landscaped 	Council, City Manager and Planning	City purchased Hidden Harvest site and applied for SGC Community Resilience Center funding to support a multi-use facility and regenerative gardens.
	Workplace Wellness Team	City Manager	Establish a workplace wellness team for wellness programs in 2024
	Healthy Budget Items	City Manager, Finance	Establish a line item in Annual budget for Health and Equity objectives.
	Plaza vendors – create a healthy food truck permit program to operate around parks and plazas	Planning and Economic Development	To be studied with implementation of the sidewalk vendor ordinance 2024.

There are numerous general plan implementation actions in Attachment 1 that have not occurred and this is likely a result of a lack of reporting to the Planning Commission (Commission) and the City Council (Council) on these actions in previous years. Development Services Department staff plans to provide the status of these General Plan actions to the Commission and Council annually to order to assess the City’s progress with General Plan implementation and the priority level of these actions.

Housing Activity Reporting 2023

For the 2023 calendar year, the City Permitted 75 Accessory Dwelling Units (ADUs) that count towards the City’s Residential Housing Need Allocation (RHNA) for low-income units. The City also permitted 133 Single Family Detached Units that are above the moderate-income affordability level, 75 moderate, 65 low-income, and 43 very low-income units. A total of 108 multifamily units were issued building permits by the City, 43 of those units are categorized as very-low income and 65 units are categorized as low-income based on affordability. These multifamily units have not been certificates of occupancy. The City currently has a 6th Cycle RHNA of 7,886 residential units across four income categories: Very Low, Low, Moderate, and Above Moderate and the City has currently permitted 601 residential units toward the 7,886 residential unit RHNA goal. The Housing Activity Report for calendar year 2023 is provided as Attachment 2.

Figure 2: Coachella ADU permitting from 2020-2023



Attachments:

1. Resolution 2024-10
2. 2023 Coachella Housing Element APR
3. City of Coachella General Plan Implementation Actions Status