



STAFF REPORT
3/18/2026

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

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

Staff Recommendation:

Staff recommends that the Planning Commission receive and file the 2025 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 the City Council for review and acceptance, and then submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of 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 City 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 2025 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 Table 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

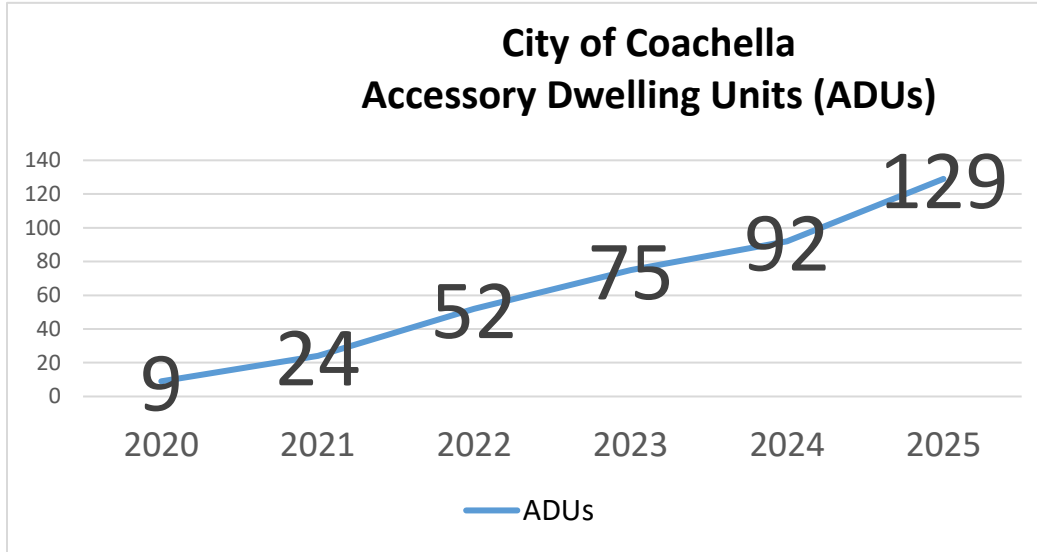
Element	Action	Responsibility	Update
Land Use	Climate Appropriate design standards	Planning	Approved by Council 2025 with native plant and shade canopy standard.
	Reduce Parking minimum requirements	Planning	Planned as code amendments in 2025.
	Allow and encourage creation of ADUs	Planning	ADU pre-approved plans are issued and are being communicated with plans.
Health and Wellness	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"> • Multi-use facilities • Emergency Food • Gardening tools and resources • Community garden and composting education • Edible landscapes 	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.
	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.

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 2025

For the 2025 calendar year, the City Permitted 129 Accessory Dwelling Units (ADUs) that count towards the City’s Residential Housing Need Allocation (RHNA) for low-income units. The City also permitted 34 single-family detached units in the above moderate-income category. In addition, the City entitled 53 low-income multi-family units for seniors as part of the 6th Street Senior Apartments development project. The City’s 6th Cycle RHNA allocation totals 7,886 residential units across four income categories: Very Low, Low, Moderate, and Above Moderate. To date, the City has permitted 952 residential units toward its RHNA target. The Housing Activity Report for calendar year 2025 is included as Attachment 1.

Table 2: Coachella ADU Permitting from 2020-2025



To facilitate housing development and meet future demand, local efforts focus on removing regulatory barriers by streamlining development approvals through objective design and development standards, revising zoning codes, reducing parking requirements, and eliminating minimum dwelling size regulations.

Attachments:

1. 2025 Coachella Housing Element APR
2. City of Coachella General Plan Implementation Action Status