



STAFF REPORT
1/27/2021

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Grants Manager

SUBJECT: Adopt Resolution No. 2021-08 Authorizing the City Manager to Submit a Grant Application to SCAG Under Its Sustainable Communities Program Housing and Sustainable Development Project Type to Prepare and Adopt Objective Design and Development Standards

STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2021-08 authorizing the City Manager to submit a grant application to SCAG under its Sustainable Communities Program Housing and Sustainable Development project type to prepare and adopt objective design and development standards.

BACKGROUND:

Currently, the City of Coachella relies on both subjective and objective review processes to maintain its individual aesthetic standards for multi-unit residential development. This review is typically done by staff and the Planning Commission. On some occasions, it is done by the Design Review Committee or City Council. Increasingly, State laws are aimed at reducing the extent of discretionary review to spur increased housing development. Per state law, only the objective standards in a community's zoning code can be applied to qualifying multi-unit projects. An objective standard involves no personal or subjective judgment. The City of Coachella is proposing to undertake this process to address current housing legislation and develop standards that encourage well designed multi-family housing.

DISCUSSION/ANALYSIS:

In response to the increasing number of State laws requiring more streamlined approval processes, the City of Coachella is seeking grant funding support from SCAG to start a process to prepare Objective Design and Development Standards (ODDS). This effort will result in a toolkit of standards that, when adopted, do not require interpretation and provide a clear review and approval process. This allows the City of Coachella to specify the design and aesthetics of developments that address topics such as architectural style while accommodating current and future legislation requirements.

If awarded a grant, the City of Coachella will be collaborating with SCAG staff on tasks to develop a general toolkit. The toolkit will address the City's needs and will be developed by Planning Department staff who will be working together with a consultant team. When the toolkit is completed, the City will have the option to apply the toolkit to its local zoning ordinance and further tailor the toolkit. At that point, the toolkit will guide the City's adaptation of existing multifamily and mixed-use zoning and design guidelines into objective design standards that address local architectural styles, building patterns, and historic areas.

ALTERNATIVES:

1. Adopt Resolution No. 2021-08 Authorizing the City Manager to Submit a Grant Application to SCAG Under Its Sustainable Communities Program Housing and Sustainable Development Project Type to Prepare and Adopt Objective Design and Development Standards
2. Not Adopt Resolution No. 2021-08 Authorizing the City Manager to Submit a Grant Application to SCAG Under Its Sustainable Communities Program Housing and Sustainable Development Project Type to Prepare and Adopt Objective Design and Development Standards

FISCAL IMPACT:

There is no financial impact associated with the submission of this grant application. There is no match requirement. SCAG will pay all invoices and expenses associated with fulfilling the proposed activities.

ATTACHMENTS:

1. Resolution No. 2021-08