



STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Approve Resolution No. 2026-18 Accepting the City of Coachella Housing Element and General Plan Implementation Annual Progress Report (APR) and Direct Staff to Submit to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation (LCI)

Staff Recommendation:

Staff recommends that the City Council:

1. Approve Resolution 2026-18, accepting the 2025 Housing Element and General Plan Implementation Annual Progress Report; and
2. Direct staff to submit the 2025 Housing Element and General Plan Implementation APR to the California Department of Housing and Community Development as required by law prior to April 1, 2025.

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 describe

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 2026.
	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 Planning Commission and the City 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

The City of Coachella currently has a 6th Cycle Residential Housing Need Allocation (RHNA) of 7,886 residential units for the 2021-2029 planning period. The allocation is distributed across four income categories: Very Low Income, Low Income, Moderate Income, and Above Moderate Income as further defined below:

Coachella RHNA:

Very Low-Income - 1,033

Low-Income - 999

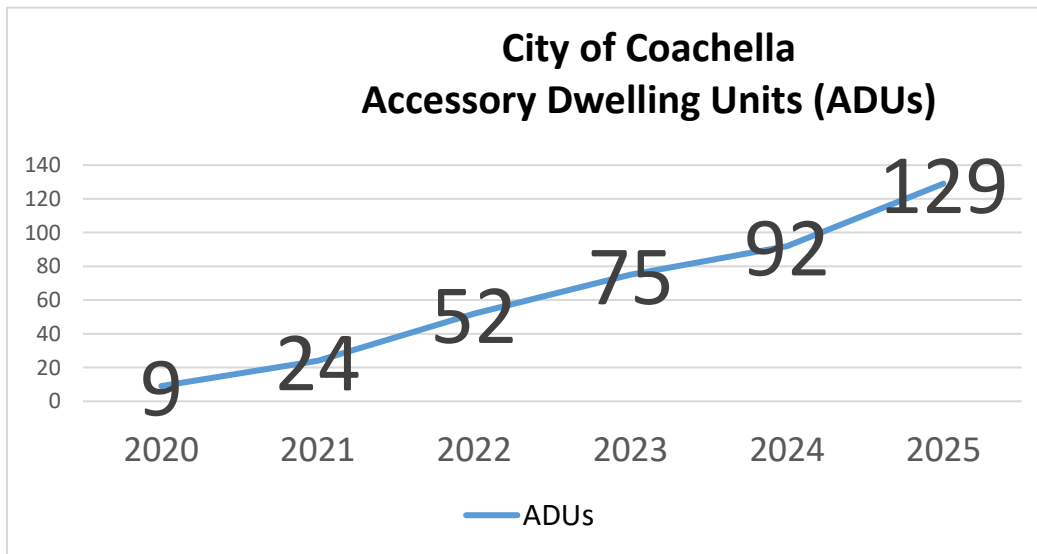
Moderate-Income – 1,367

Above Moderate-Income – 4,487

Total RHNA: 7,886

During the 2025 calendar year, the City Permitted 129 Accessory Dwelling Units (ADUs), which count towards the City’s RHNA for low-income units (see Figure 1 below). 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 RHNA is established by the Southern California Association of Governments (SCAG) based on projected and existing needs within each jurisdiction. Between 2021 and 2025, the City has permitted 952 residential units toward its RHNA target. The Housing Activity Report for calendar year 2025 is included as Attachment 2.

Figure 1: 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. Resolution No. 2026-18
2. 2025 Coachella Housing Element APR
3. City of Coachella General Plan Implementation Actions Status