



STAFF REPORT
5/3/2023

TO: Planning Commission Chair and Commissioners

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

SUBJECT: City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development

Staff Recommendation:

Staff recommends that the Planning Commission receive and file the General Plan 2022 Annual Progress Report (APR).

Background:

California Government Code Section 65400 requires the City to prepare an annual status report on Centennial 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 Coded and Zoning Map to comply with General Plan	Planning	Scheduled for PC May 17 and Council June 14.
	Historic Preservation Study	Planning	Staff will propose to Council establishment of a historic resources study and historical context statement in FY 23-24.
	Community engagement process protocols	Planning and City Manager	A Resident Leadership Academy will be presented to Council in May for implementation Fall '23 as a step to address this action.
	Design Guidelines Update	Planning	Objective Design Standards are being developed for single family and multi-family development for adoption by end of FY 22-23.
Mobility	Pedestrian and bicycle action plan	Engineering, Planning, Public Works, Grants Manager	Active Transportation Plan has been adopted.
Health and Wellness	Edible Landscapes	Public Works, Planning, Engineering	Introduced with fruit trees at Shady Lane Park. This is being encouraged in future park development.
	Fund additional library facilities, equipment and programs	City Manager, Finance, Riverside County Library System	City completed 6 th Street Library in 2018 and received a State Grant to fund construction of the Library Annex area on 7 th Street.

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 in order to assess the City's progress with General Plan implementation and the priority level of these actions.

Housing Activity Reporting 2022

For the 2022 calendar year, the City Permitted 52 Accessory Dwelling Units (ADUs) that count towards the City's Residential Housing Need Allocation (RHNA) for low-income units. The City also permitted 191 Single Family Detached Units that are above the moderate income affordability level. A total of 108 multifamily units were issued by the City, 58 units are categorized as very-low income and 50 units are categorized as low-income based on affordability. These multifamily units have not been issued permits or 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. The Housing Activity Report for calendar year 2022 is provided as Attachment 2.

Attachments:

1. City of Coachella General Plan Implementation Actions Status
2. Housing Activity Reporting Data for calendar year 2022