



STAFF REPORT
5/10/2023

TO: Honorable Mayor and City Council Members

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 City Council:

1. Adopt Resolution (Attachment 1) titled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ACCEPTING THE GENERAL PLAN 2022 ANNUAL PROGRESS REPORT”; and
2. Direct staff to submit the 2022 APR to the State 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 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 June 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

to 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. Resolution 20223-25 - City of Coachella Annual Progress Report
2. Housing Activity Reporting Data for calendar year 2022
3. City of Coachella General Plan Implementation Actions Status