



AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 03, 2023
6:00 PM

[AB 361 and Zoom Language for City Council Agenda]

Pursuant to Assembly Bill 361,
along with the Governor's State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting's options will be either in-person or via Zoom:

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**
If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**
Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the **"Watch Council Meetings"** tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting - Minutes April 19, 2023

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Pueblo Viejo Downtown Parking Survey Update
3. City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development
4. Historic Preservation Update – City of Coachella

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

INFORMATIONAL:

5. Development Services Tentative Agenda

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 19, 2023
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Public comments may be received via email, telephonically, or via zoom with a limit of 250 words, or three minutes:

In real time:

If participating in real time via zoom or phone, during the public comment period, use the “raise hand” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.

In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioners Present: Commissioner Ramirez, Vice Chair Hernandez, Alternate Commissioner Fonseca, Chair Gonzalez, Commissioner Murillo.

Commissioners Absent: Commissioner Arvizu.

Staff Present:

- *Gabriel Perez, Development Services Director.
- *Eva Lara, Planning Technician.
- *Anahi Fernandez, Management Analyst.
- *Jason Stevens, Information Technology Manager.
- *Jesus Medina, Information Technology Technician.

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO NOMINATE COMISIONER GONZALEZ FOR CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Vice Chair Hernandez, Alternate Commissioner Fonseca, Commissioner Murillo, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – April 5, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO NOMINATE COMISIONER HERNANDEZ FOR VICE-CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Vice Chair Hernandez, Alternate Commissioner Fonseca, Commissioner Murillo, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Citywide Wireless Telecommunications Facility Communication update.

Anahi Fernandez, Management Analyst, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Commissioners requested staff to mail certified letters to notify the operators of Wireless Telecommunication Facilities, that they are not in Compliance and that the sites be brought into compliance.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. AMPM – Type 21 Alcohol Sales Conditional Use Permit No. 364 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant)

Eva Lara, Planning Technician, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Andrew Simons, City Engineer, made himself available and provided comments.

Public Hearing Opened at 7:07 pm by Chair Gonzalez.

Public Hearing Closed at 7:08 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY VICE CHAIR HERNANDEZ TO APPROVE CONDITIONAL USE PERMIT NO. 364 WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION PC 2023-08 IN ADDITION TO ADDING THE FOLLOWING CONDITION:

13. The applicant shall install a new Street Light to provide lighting for the new sidewalk extension along the frontage of the southeast portion of the commercial center (along Grapefruit Blvd.) of the vacant lot 603-220-057 within 6 months of the approval of CUP 364.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Alternate Commissioner Fonseca, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

INFORMATIONAL:

- Future Agenda will placed in every agenda to inform you of what is coming ahead in the Planning Commission Meetings.

ADJOURNMENT: 7:15 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
5/3/2023

TO: Planning Commission Chair and Commissioners

FROM: Eva Lara, Planning Technician and Gabriel Perez, Development Services Director

SUBJECT: Pueblo Viejo Downtown Parking Survey Update

Growing the Pueblo Viejo Downtown District as a hub for small business and a destination for residents and visitors are City priorities. The 2019 Pueblo Viejo Revitalization Plan included a parking analysis and identified recommendations for managing parking demand as Pueblo Viejo develops. Our intent is to update the Planning Commission regarding parking occupancy as the Pueblo Viejo Downtown District continues to grow.

The Plan organized Downtown parking by numbered blocks (Attachment 1). The survey monitored parking demand on Tuesday, March 28, 2023 (Observation Day 1) and Friday, April 21, 2023 (Observation Day 2) for on-street and off-street parking occupancy between the hours of 7 a.m. to 5 p.m. on 24 blocks. Staff also analyzed the 6th Street segment between Vine and Orchard Streets where parking occupancy is anticipated to be highest. Observation Day 2 was chosen to evaluate any impacts to parking from the Coachella Festival (Weekend 2).

This report is intended to update the City Council Members and Planning Commission of the survey results and identify parking management options.

On Sixth Street, between Orchard and Vine Streets, there are a total of 19 parallel on-street parking spaces that experience highest occupancies due to adjacent uses that include the Coachella Library, Sixth Street Coffee, Todec, True Awakening Studio, Las Tres Conchitas, on the South side and Alianza, COFEM, and Firehouse Bar and Grill. On Observation Day 1, the peak parking occupancy occurred at 3 p.m. at 89% and generally observed above 58% occupancy between 9 a.m. to 3 p.m. The lowest parking occupancy was observed at 7 a.m. and 5 p.m. at 47%. On Observation Day 2, the peak parking occupancy occurred at 9 a.m. at 84% and generally observed above 53% occupancy between 11 a.m. to 3 p.m. The lowest parking occupancy was observed at 5 p.m. at 16%.

On Sixth Street, between Cesar Chavez and Grapefruit, there are a total of 106 on-street supply of parking spaces. On Observation Day 1, the peak occupancy was observed at 11 a.m. at 48% and the lowest peak was observed at 7 a.m. at 27%. On Observation Day 2, the peak occupancy was observed at 9 a.m. to 11 a.m. at 46% and the lowest peak was observed at 5 p.m. at 21%.

On Block 6 “Library Block”, there are a total of 50 parking spaces available, of which 9 are on-street on 6th Street in front of Library/Sixth Street Coffee, 13 on Orchard, 13 on Vine and 15 on 7th Street. On Observation Day 1, the peak occupancy was around 11 a.m. to 3 p.m. at 66%. Parking was observed below 50% occupancy between 7 a.m., 9 a.m. and 5 p.m. The lowest occupancy occurred at 7 a.m. at 20%. On Observation Day 2, the peak occupancy was around 9 a.m. at 82%. Parking was observed below 50% occupancy between 7 a.m., and 1 p.m. to 5 p.m. The lowest occupancy occurred at 5 p.m. at 8%.

At Veterans Park, Block 5, there are a total of 124 parking spaces, of which 35 are on-street on Orchard Street, 26 on 4th Street, 36 on Vine Street, and 17 off-street in a gated parking lot. On Observation Day 1, the peak occupancy occurred at 1 p.m. at 56%. The lowest occupancy occurred at 7 a.m. at 14%. On Observation Day 2, the peak occupancy occurred at 1 p.m. at 42%. The lowest occupancy occurred at 7 a.m. at 19%.

At the Northern half of Downtown, Blocks 21-22, the total amount of parking spaces are 65, of which on Observation Day 1 the peak occupancy occurred on Block 22, around 9 a.m. at 58%. The lowest occupancy occurred on Block 21, around 7 a.m. at 15%. On Observation Day 2, the peak occupancy occurred on both Block 22, around 9 a.m. at 61% and the lowest occurred on Block 21, around 7 a.m. at 9%.

Along 4th Street, Blocks 18, 19 and 24, the total amount of parking spaces are 108. On Observation Day 1, the peak occupancy occurred on Block 24, around 5 p.m. at 47%. The lowest occupancy occurred on Block 19, around 9 a.m. at 27%. On Observation Day 2, the peak occupancy occurred on Block 18, around 9 a.m. at 61%. The lowest occupancy occurred on Block 24, around 9 a.m. at 32%.

At the Southern half of Downtown, Blocks 4, 7, 11 and 23, the total amount of parking spaces are 364. On Observation Day 1, the peak occupancy occurred on Block 11 “Palm View Elementary School”, around 9 a.m. to 11 a.m. at 61%. The lowest occupancy also occurred on Block 11 “Palm View Elementary School”, around 7 a.m. at 7%. On Observation Day 2, the peak occupancy occurred on Block 7, around 11 a.m. at 64%. The lowest occupancy also occurred on Block 11 “Palm View Elementary School”, around 7 a.m. at 7%.

The parking survey demonstrates that parking is abundant throughout the Downtown District. The peak occupancy occurs at 11AM at 42% in the entire Downtown District. The parking occupancy is observed highest on the 6th Street segment (between Orchard Street and Vine Street) at 89%. The March survey showed that an average of 34% parking spaces were occupied during the day, while the April survey showed 33%. Neither the Mexican Consulate nor Coachella Festival Weekend 2 made an impact on the total parking occupancy. Parking is considered full when occupancy is above 80% and would be a reason to identify assertive parking management strategies.

Higher parking occupancy on 6th Street between Vine and Orchard Street may require closer observation to implement solutions for future occupancy issues. The 15-minute time-restricted parking for two parallel parking spaces in front of the Coachella Library and Sixth Street Coffee has been successful in ensuring faster parking turnover to allow visitors on short visits to frequent

6th Street businesses. Survey data shows an increase of occupancy from the September 2022 survey with an increase of 12%, from 77% to 89% during weekdays. The latter increase surpasses the 80% occupancy threshold and additional parking management strategies should be considered.

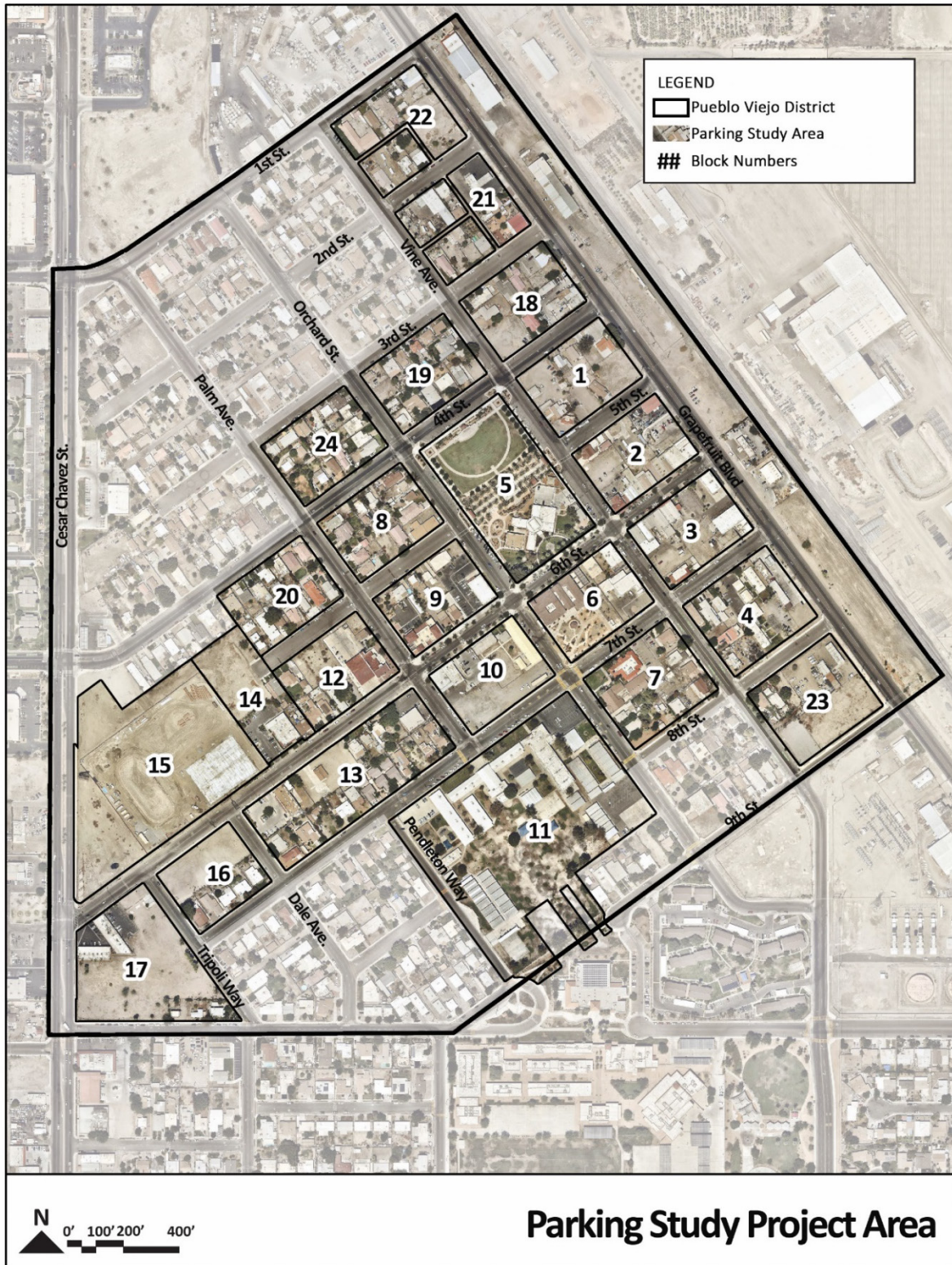
The Planning Commission could consider recommending options to manage parking on the 6th Street segment from 8 a.m.-5 p.m. Monday-Friday (15-minute, 20-minute, 1-hour or 2-hour limitations). No other businesses since the time restricted parking signs were installed have reported any need for additional parking restrictions. Regular long-term parking for employees or visitors for longer stays could still find plentiful parking along Vine and Orchard Streets where parking occupancies remain low to moderate.

Attachments:

1. Parking Map Block Excerpt
2. Pueblo Viejo On-Street Parking Excerpt
3. Pueblo Viejo Off-Street Parking Excerpt
4. Pueblo Viejo Parking Occupancy Report, March 2023
5. Pueblo Viejo Parking Occupancy Report, April 2023
6. Coachella Parking Limit Signs
7. Full Pueblo Viejo Revitalization Plan Parking Analysis
<https://www.coachella.org/home/showpublisheddocument/7801/637068252957170000>



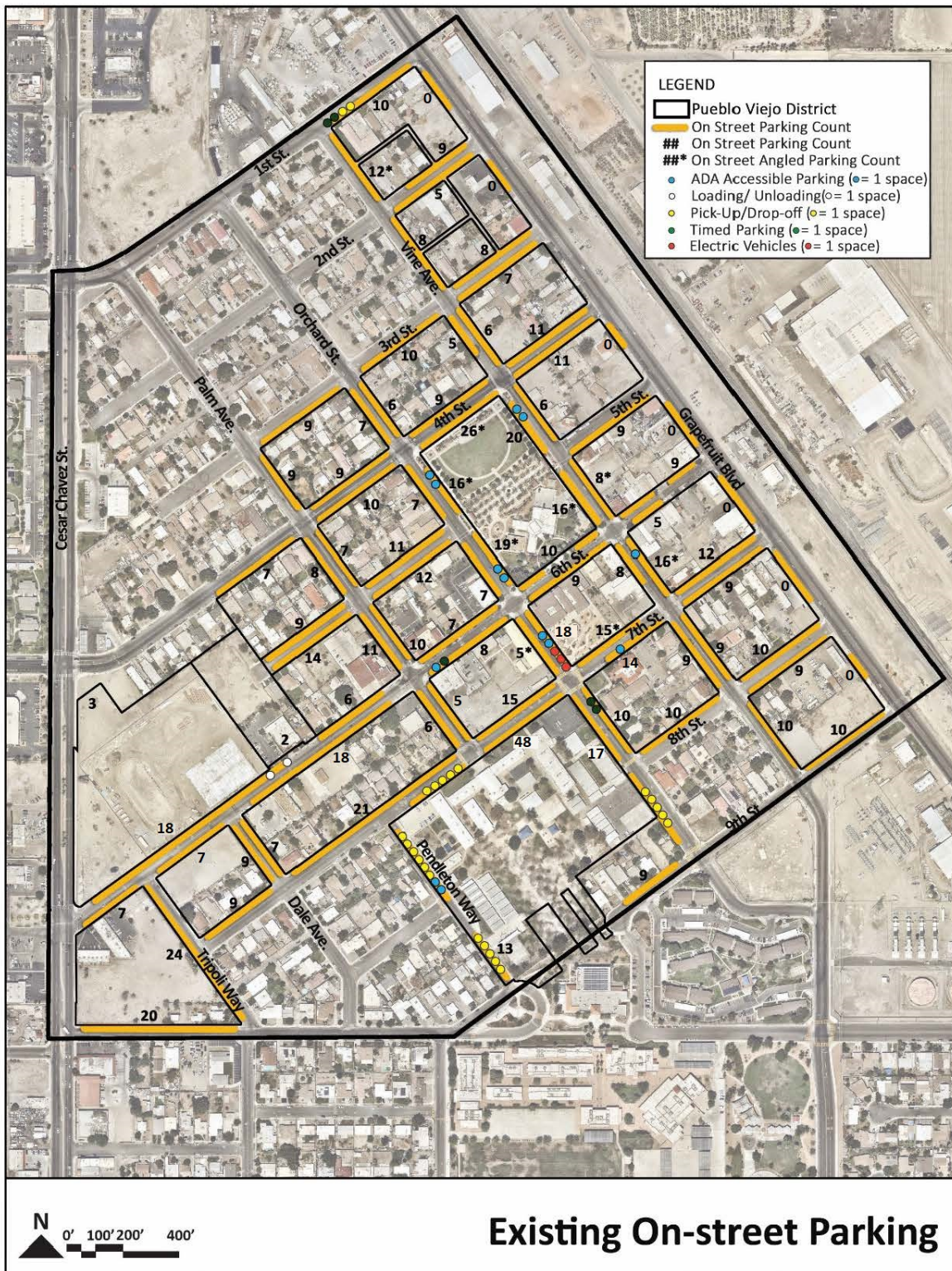
PARKING STUDY





PARKING STUDY

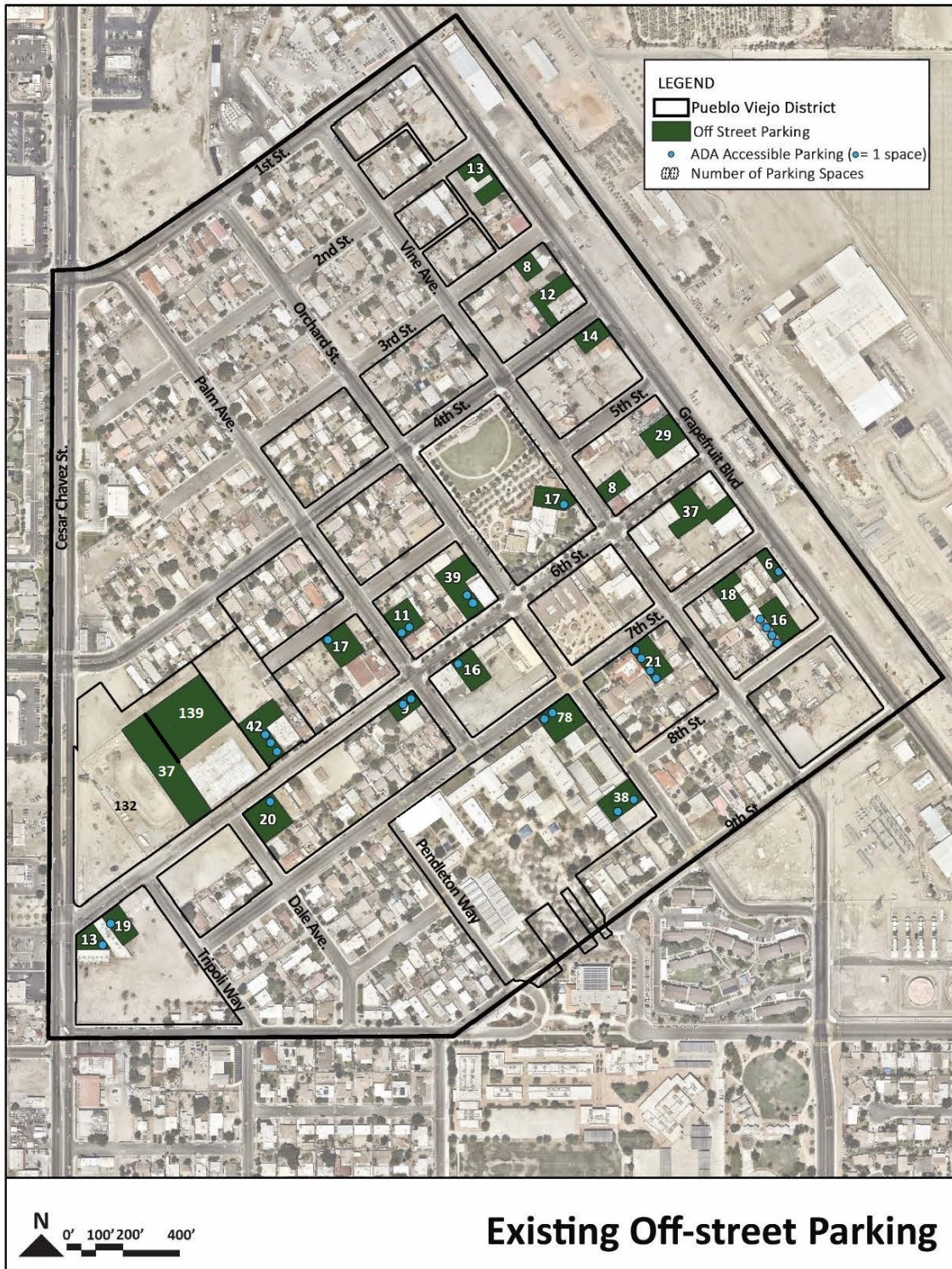
Figure 2: Existing On- and Off-Street Parking





PARKING STUDY

Figure 4: Existing Off-Street Parking



Parking Occupancy Data - Tuesday, March 28, 2023

Block #	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	
1	Off-Street	0	5	6	5	6	2	
	On-Street	0	5	7	11	7	3	
	Off Supply	14						
	Space Available	14	9	8	9	8	12	
	% Occupied	0%	36%	43%	36%	43%	14%	
	On Supply	17						
	Space Available	17	12	10	6	10	14	
	% Occupied	0%	29%	41%	65%	41%	18%	
	Total Supply	31						
	% Occupied	0%	32%	42%	52%	42%	16%	
2	Off-Street	5	17	14	16	17	15	
	On-Street	4	10	19	17	16	20	
	Off Supply	37						
	Space Available	32	20	23	21	20	22	
	% Occupied	14%	46%	38%	43%	46%	41%	
	On Supply	26						
	Space Available	22	16	7	9	10	6	
	% Occupied	15%	38%	73%	65%	62%	77%	
	Total Supply	63						
	% Occupied	14%	43%	52%	48%	52%	56%	
3	Off-Street	3	5	10	6	5	2	
	On-Street	7	10	10	8	13	12	
	Off Supply	37						
	Space Available	34	32	27	31	32	35	
	% Occupied	8%	14%	27%	16%	14%	5%	
	On Supply	33						
	Space Available	26	23	23	25	20	21	
	% Occupied	21%	30%	30%	24%	39%	36%	
	Total Supply	70						
	% Occupied	14%	21%	29%	20%	26%	20%	
4	Off-Street	13	17	17	17	21	25	
	On-Street	8	8	9	9	10	7	
	Off Supply	40						
	Space Available	27	23	23	23	19	15	
	% Occupied	33%	43%	43%	43%	53%	63%	
	On Supply	28						
	Space Available	20	20	19	19	18	21	
	% Occupied	29%	29%	32%	32%	36%	25%	
	Total Supply	68						

	Space Available	47	43	42	42	37	36
	% Occupied	31%	37%	38%	38%	46%	47%
5	Off-Street	5	8	8	7	9	4
	On-Street	12	37	60	62	58	41
Off Supply		17					
	Space Available	12	9	9	10	8	13
	% Occupied	29%	47%	47%	41%	53%	24%
On Supply		107					
	Space Available	95	70	47	45	49	66
	% Occupied	11%	35%	56%	58%	54%	38%
Total Supply		124					
	Space Available	107	79	56	55	57	79
	% Occupied	14%	36%	55%	56%	54%	36%
6	Off-Street	0	0	0	0	0	0
	On-Street	10	18	33	33	33	17
Off Supply		0					
	Space Available	0	0	0	0	0	0
	% Occupied	0%	0%	0%	0%	0%	0%
On Supply		50					
	Space Available	40	32	17	17	17	33
	% Occupied	20%	36%	66%	66%	66%	34%
Total Supply		50					
	Space Available	40	32	17	17	17	33
	% Occupied	20%	36%	66%	66%	66%	34%
7	Off-Street	0	5	10	7	4	4
	On-Street	7	24	23	0	14	13
Off Supply		21					
	Space Available	21	16	11	14	17	17
	% Occupied	0%	24%	48%	33%	19%	19%
On Supply		43					
	Space Available	36	19	20	43	29	30
	% Occupied	16%	56%	53%	0%	33%	30%
Total Supply		64					
	Space Available	57	35	31	57	46	47
	% Occupied	11%	45%	52%	11%	28%	27%
8	Off-Street	0	0	0	0	0	0
	On-Street	8	10	4	11	8	10
Off Supply		0					
	Space Available	0	0	0	0	0	0
	% Occupied	0%	0%	0%	0%	0%	0%
On Supply		35					
	Space Available	27	25	31	24	27	25
	% Occupied	77%	71%	89%	69%	77%	71%
Total Supply		35					
	Space Available	27	25	31	24	27	25

% Occupied		23%	29%	11%	31%	23%	29%
9	Off-Street	1	14	17	13	12	8
	On-Street	6	6	11	10	9	6
Off Supply		50					
	Space Available	49	36	33	37	38	42
	% Occupied	2%	28%	34%	26%	24%	16%
On Supply		36					
	Space Available	30	30	25	26	27	30
	% Occupied	17%	17%	31%	28%	25%	17%
Total Supply		86					
	Space Available	79	66	58	63	65	72
	% Occupied	8%	23%	33%	27%	24%	16%
10	Off-Street	8	8	10	10	9	5
	On-Street	3	12	11	14	10	3
Off Supply		16					
	Space Available	8	8	6	6	7	11
	% Occupied	50%	50%	63%	63%	56%	31%
On Supply		33					
	Space Available	30	21	22	19	23	30
	% Occupied	9%	36%	33%	42%	30%	9%
Total Supply		49					
	Space Available	38	29	28	25	30	41
	% Occupied	22%	41%	43%	49%	39%	16%
11	Off-Street	9	77	79	56	28	28
	On-Street	6	47	45	41	34	29
Off Supply		116					
	Space Available	107	39	37	60	88	88
	% Occupied	8%	66%	68%	48%	24%	24%
On Supply		87					
	Space Available	81	40	42	46	53	58
	% Occupied	7%	54%	52%	47%	39%	33%
Total Supply		203					
	Space Available	188	79	79	106	141	146
	% Occupied	7%	61%	61%	48%	31%	28%
12	Off-Street	7	5	4	4	4	5
	On-Street	12	11	16	13	10	5
Off Supply		17					
	Space Available	10	12	13	13	13	12
	% Occupied	41%	29%	24%	24%	24%	29%
On Supply		31					
	Space Available	19	20	15	18	21	26
	% Occupied	39%	35%	52%	42%	32%	16%
Total Supply		48					
	Space Available	29	32	28	31	34	38
	% Occupied	40%	33%	42%	35%	29%	21%

13	Off-Street	2	9	16	12	13	14
	On-Street	13	13	19	14	12	12
	Off Supply	29					
	Space Available	27	20	13	17	16	15
	% Occupied	7%	31%	55%	41%	45%	48%
	On Supply	52					
	Space Available	39	39	33	38	40	40
	% Occupied	25%	25%	37%	27%	23%	23%
	Total Supply	81					
	Space Available	66	59	46	55	56	55
% Occupied	19%	27%	43%	32%	31%	32%	
14	Off-Street	6	18	22	13	18	7
	On-Street	2	2	2	2	0	2
	Off Supply	42					
	Space Available	36	24	20	29	24	35
	% Occupied	14%	43%	52%	31%	43%	17%
	On Supply	2					
	Space Available	0	0	0	0	2	0
	% Occupied	100%	100%	100%	100%	0%	100%
	Total Supply	44					
	Space Available	36	24	20	29	26	35
% Occupied	18%	45%	55%	34%	41%	20%	
15	Off-Street	78	73	74	63	67	82
	On-Street	4	4	3	5	5	5
	Off Supply	169					
	Space Available	91	96	95	106	102	87
	% Occupied	46%	43%	44%	37%	40%	49%
	On Supply	18					
	Space Available	14	14	15	13	13	13
	% Occupied	22%	22%	17%	28%	28%	28%
	Total Supply	187					
	Space Available	105	110	110	119	115	100
% Occupied	44%	41%	41%	36%	39%	47%	
16	Off-Street	0	0	0	0	0	0
	On-Street	4	5	6	4	4	5
	Off Supply	0					
	Space Available	0	0	0	0	0	0
	% Occupied	0%	0%	0%	0%	0%	0%
	On Supply	25					
	Space Available	21	20	19	21	21	20
	% Occupied	16%	20%	24%	16%	16%	20%
	Total Supply	25					
	Space Available	21	20	19	21	21	20
% Occupied	16%	20%	24%	16%	16%	20%	
17	Off-Street	2	2	9	9	7	7
	On-Street						

	On-Street	0	4	4	2	5	5
Off Supply	32						
Space Available		30	30	23	23	25	25
% Occupied		6%	6%	28%	28%	22%	22%
On Supply	51						
Space Available		51	47	47	49	46	46
% Occupied		0%	8%	8%	4%	10%	10%
Total Supply	83						
Space Available		81	77	70	72	71	71
% Occupied		2%	7%	16%	13%	14%	14%
18	Off-Street	12	12	12	12	12	12
	On-Street	3	6	5	7	7	4
Off Supply	20						
Space Available		8	8	8	8	8	8
% Occupied		60%	60%	60%	60%	60%	60%
On Supply	24						
Space Available		21	18	19	17	17	20
% Occupied		13%	25%	21%	29%	29%	17%
Total Supply	44						
Space Available		29	26	27	25	25	28
% Occupied		34%	41%	39%	43%	43%	36%
19	Off-Street	0	0	0	0	0	0
	On-Street	12	8	10	11	10	12
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	30						
Space Available		18	22	20	19	20	18
% Occupied		40%	27%	33%	37%	33%	40%
Total Supply	30						
Space Available		18	22	20	19	20	18
% Occupied		40%	27%	33%	37%	33%	40%
20	Off-Street	0	0	0	0	0	0
	On-Street	6	8	7	7	11	11
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	24						
Space Available		18	16	17	17	13	13
% Occupied		25%	33%	29%	29%	46%	46%
Total Supply	24						
Space Available		18	16	17	17	13	13
% Occupied		25%	33%	29%	29%	46%	46%
21	Off-Street	1	1	4	4	3	4
	On-Street	4	7	4	5	6	5

Off Supply	13						
Space Available		12	12	9	9	10	9
% Occupied		8%	8%	31%	31%	23%	31%
On Supply	21						
Space Available		17	14	17	16	15	16
% Occupied		19%	33%	19%	24%	29%	24%
Total Supply	34						
Space Available		29	26	26	25	25	25
% Occupied		15%	24%	24%	26%	26%	26%
22	Off-Street	0	0	0	0	0	0
	On-Street	5	18	9	16	12	17
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	31						
Space Available		26	13	22	15	19	14
% Occupied		16%	58%	29%	52%	39%	55%
Total Supply	31						
Space Available		26	13	22	15	19	14
% Occupied		16%	58%	29%	52%	39%	55%
23	Off-Street	0	0	0	0	0	0
	On-Street	7	6	6	9	11	13
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	29						
Space Available		22	23	23	20	18	16
% Occupied		24%	21%	21%	31%	38%	45%
Total Supply	29						
Space Available		22	23	23	20	18	16
% Occupied		24%	21%	21%	31%	38%	45%
24	Off-Street	0	0	0	0	0	0
	On-Street	14	13	11	11	13	16
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	34						
Space Available		20	21	23	23	21	18
% Occupied		41%	38%	32%	32%	38%	47%
Total Supply	34						
Space Available		20	21	23	23	21	18
% Occupied		41%	38%	32%	32%	38%	47%

Sixth Street On-Street Parking (Cesar Chavez to Grapefruit)							
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
	On-Street	29	37	51	41	39	32
Total Supply	106						
Space Available		77	69	55	65	67	74
% Occupied		27%	35%	48%	39%	37%	30%

Total Supply								
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	
Off Supply	Off-Street	152	276	312	254	235	224	
	On-Street	157	292	334	322	318	273	
	670							
Space Available		518	394	358	416	435	446	
% Occupied		23%	41%	47%	38%	35%	33%	
On Supply	867							
	Space Available		710	575	533	545	549	594
	% Occupied		18%	34%	39%	37%	37%	31%
Total Supply	1537							
	Space Available		1228	969	891	961	984	1040
	% Occupied		20%	37%	42%	37%	36%	32%

Sixth Street On-Street Parking (Orchard to Vine St)							
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
	On-Street	9	11	14	16	17	9
Total Supply	19						
Space Available		10	8	5	3	2	10
% Occupied		47%	58%	74%	84%	89%	47%

Parking Occupancy Data - Friday, April 21, 2023

Block #	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	
1	Off-Street	0	6	5	5	5	1	
	On-Street	0	7	9	14	8	4	
	Off Supply	14						
	Space Available	14	8	9	9	9	13	
	% Occupied	0%	43%	36%	36%	36%	7%	
	On Supply	17						
	Space Available	17	10	8	3	9	13	
	% Occupied	0%	41%	53%	82%	47%	24%	
	Total Supply	31						
	% Occupied	0%	42%	45%	61%	42%	16%	
2	Off-Street	11	15	14	13	13	13	
	On-Street	4	19	18	10	19	17	
	Off Supply	37						
	Space Available	26	22	23	24	24	24	
	% Occupied	30%	41%	38%	35%	35%	35%	
	On Supply	26						
	Space Available	22	7	8	16	7	9	
	% Occupied	15%	73%	69%	38%	73%	65%	
	Total Supply	63						
	% Occupied	24%	54%	51%	63%	51%	48%	
3	Off-Street	2	2	5	6	8	3	
	On-Street	8	12	16	15	13	12	
	Off Supply	37						
	Space Available	35	35	32	31	29	34	
	% Occupied	5%	5%	14%	16%	22%	8%	
	On Supply	33						
	Space Available	25	21	17	18	20	21	
	% Occupied	24%	36%	48%	45%	39%	36%	
	Total Supply	70						
	% Occupied	14%	20%	30%	30%	30%	21%	
4	Off-Street	20	22	22	18	19	23	
	On-Street	6	6	16	6	4	4	
	Off Supply	40						
	Space Available	20	18	18	22	21	17	
	% Occupied	50%	55%	55%	45%	48%	58%	
	On Supply	28						
	Space Available	22	22	12	22	24	24	
	% Occupied	21%	21%	57%	21%	14%	14%	
	Total Supply	68						

	Space Available	42	40	30	44	45	41
	% Occupied	38%	41%	56%	35%	34%	40%
5	Off-Street	3	1	4	5	2	4
	On-Street	20	35	47	47	17	26
Off Supply		17					
	Space Available	14	16	13	12	15	13
	% Occupied	18%	6%	24%	29%	12%	24%
On Supply		107					
	Space Available	87	72	60	60	90	81
	% Occupied	19%	33%	44%	44%	16%	24%
Total Supply		124					
	Space Available	101	88	73	72	105	94
	% Occupied	19%	29%	41%	42%	15%	24%
6	Off-Street	0	0	0	0	0	0
	On-Street	9	41	37	20	13	4
Off Supply		0					
	Space Available	0	0	0	0	0	0
	% Occupied	0%	0%	0%	0%	0%	0%
On Supply		50					
	Space Available	41	9	13	30	37	46
	% Occupied	18%	82%	74%	40%	26%	8%
Total Supply		50					
	Space Available	41	9	13	30	37	46
	% Occupied	18%	82%	74%	40%	26%	8%
7	Off-Street	0	6	12	6	2	0
	On-Street	10	32	29	16	13	8
Off Supply		21					
	Space Available	21	15	9	15	19	21
	% Occupied	0%	29%	57%	29%	10%	0%
On Supply		43					
	Space Available	33	11	14	27	30	35
	% Occupied	23%	74%	67%	37%	30%	19%
Total Supply		64					
	Space Available	54	26	23	42	49	56
	% Occupied	16%	59%	64%	34%	23%	13%
8	Off-Street	0	0	0	0	0	0
	On-Street	13	11	7	8	14	10
Off Supply		0					
	Space Available	0	0	0	0	0	0
	% Occupied	0%	0%	0%	0%	0%	0%
On Supply		35					
	Space Available	22	24	28	27	21	25
	% Occupied	63%	69%	80%	77%	60%	71%
Total Supply		35					
	Space Available	22	24	28	27	21	25

	% Occupied		37%	31%	20%	23%	40%	29%
9	Off-Street		12	19	20	23	21	12
	On-Street		5	10	10	13	11	6
Off Supply		50						
	Space Available		38	31	30	27	29	38
	% Occupied		24%	38%	40%	46%	42%	24%
On Supply		36						
	Space Available		31	26	26	23	25	30
	% Occupied		14%	28%	28%	36%	31%	17%
Total Supply		86						
	Space Available		69	57	56	50	54	68
	% Occupied		20%	34%	35%	42%	37%	21%
10	Off-Street		7	7	5	10	10	3
	On-Street		5	13	12	9	8	6
Off Supply		16						
	Space Available		9	9	11	6	6	13
	% Occupied		44%	44%	31%	63%	63%	19%
On Supply		33						
	Space Available		28	20	21	24	25	27
	% Occupied		15%	39%	36%	27%	24%	18%
Total Supply		49						
	Space Available		37	29	32	30	31	40
	% Occupied		24%	41%	35%	39%	37%	18%
11	Off-Street		7	71	65	49	27	12
	On-Street		8	45	45	38	33	11
Off Supply		116						
	Space Available		109	45	51	67	89	104
	% Occupied		6%	61%	56%	42%	23%	10%
On Supply		87						
	Space Available		79	42	42	49	54	76
	% Occupied		9%	52%	52%	44%	38%	13%
Total Supply		203						
	Space Available		188	87	93	116	143	180
	% Occupied		7%	57%	54%	43%	30%	11%
12	Off-Street		5	5	5	4	4	4
	On-Street		8	13	10	11	6	9
Off Supply		17						
	Space Available		12	12	12	13	13	13
	% Occupied		29%	29%	29%	24%	24%	24%
On Supply		31						
	Space Available		23	18	21	20	25	22
	% Occupied		26%	42%	32%	35%	19%	29%
Total Supply		48						
	Space Available		35	30	33	33	38	35
	% Occupied		27%	38%	31%	31%	21%	27%

13	Off-Street	2	10	14	20	10	14	
	On-Street	11	16	15	18	14	14	
	Off Supply	29						
	Space Available	27	19	15	9	19	15	
	% Occupied	7%	34%	48%	69%	34%	48%	
	On Supply	52						
	Space Available	41	36	37	34	38	38	
	% Occupied	21%	31%	29%	35%	27%	27%	
14	Total Supply	81						
	Space Available	68	55	52	43	57	53	
	% Occupied	16%	32%	36%	47%	30%	35%	
	15	Off-Street	4	15	21	12	14	3
		On-Street	2	2	2	1	0	0
		Off Supply	42					
		Space Available	38	27	21	30	28	39
		% Occupied	10%	36%	50%	29%	33%	7%
On Supply		2						
Space Available		0	0	0	1	2	2	
% Occupied		100%	100%	100%	50%	0%	0%	
16	Total Supply	44						
	Space Available	38	27	21	31	30	41	
	% Occupied	14%	39%	52%	30%	32%	7%	
	17	Off-Street	80	71	66	62	63	72
		On-Street	5	3	7	5	4	3
		Off Supply	169					
		Space Available	89	98	103	107	106	97
		% Occupied	47%	42%	39%	37%	37%	43%
On Supply		18						
Space Available		13	15	11	13	14	15	
% Occupied		28%	17%	39%	28%	22%	17%	
18	Total Supply	187						
	Space Available	102	113	114	120	120	112	
	% Occupied	45%	40%	39%	36%	36%	40%	
	19	Off-Street	0	0	0	0	0	0
		On-Street	2	6	6	4	7	8
		Off Supply	0					
		Space Available	0	0	0	0	0	0
		% Occupied	0%	0%	0%	0%	0%	0%
On Supply		25						
Space Available		23	19	19	21	18	17	
% Occupied		8%	24%	24%	16%	28%	32%	
20	Total Supply	25						
	Space Available	23	19	19	21	18	17	
	% Occupied	8%	24%	24%	16%	28%	32%	
	21	Off-Street	2	8	11	8	10	8

	On-Street	3	4	5	2	2	3
Off Supply	32						
Space Available		30	24	21	24	22	24
% Occupied		6%	25%	34%	25%	31%	25%
On Supply	51						
Space Available		48	47	46	49	49	48
% Occupied		6%	8%	10%	4%	4%	6%
Total Supply	83						
Space Available		78	71	67	73	71	72
% Occupied		6%	14%	19%	12%	14%	13%
18	Off-Street	12	12	13	17	13	12
	On-Street	3	15	4	4	4	3
Off Supply	20						
Space Available		8	8	7	3	7	8
% Occupied		60%	60%	65%	85%	65%	60%
On Supply	24						
Space Available		21	9	20	20	20	21
% Occupied		13%	63%	17%	17%	17%	13%
Total Supply	44						
Space Available		29	17	27	23	27	29
% Occupied		34%	61%	39%	48%	39%	34%
19	Off-Street	0	0	0	0	0	0
	On-Street	11	10	11	11	13	12
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	30						
Space Available		19	20	19	19	17	18
% Occupied		37%	33%	37%	37%	43%	40%
Total Supply	30						
Space Available		19	20	19	19	17	18
% Occupied		37%	33%	37%	37%	43%	40%
20	Off-Street	0	0	0	0	0	0
	On-Street	11	9	13	11	11	15
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	24						
Space Available		13	15	11	13	13	9
% Occupied		46%	38%	54%	46%	46%	63%
Total Supply	24						
Space Available		13	15	11	13	13	9
% Occupied		46%	38%	54%	46%	46%	63%
21	Off-Street	0	0	3	4	7	4
	On-Street	3	11	3	7	3	6

Off Supply	13						
Space Available		13	13	10	9	6	9
% Occupied		0%	0%	23%	31%	54%	31%
On Supply	21						
Space Available		18	10	18	14	18	15
% Occupied		14%	52%	14%	33%	14%	29%
Total Supply	34						
Space Available		31	23	28	23	24	24
% Occupied		9%	32%	18%	32%	29%	29%
22	Off-Street	0	0	0	0	0	0
	On-Street	10	19	13	15	11	13
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	31						
Space Available		21	12	18	16	20	18
% Occupied		32%	61%	42%	48%	35%	42%
Total Supply	31						
Space Available		21	12	18	16	20	18
% Occupied		32%	61%	42%	48%	35%	42%
23	Off-Street	0	0	0	0	0	0
	On-Street	11	10	10	10	11	11
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	29						
Space Available		18	19	19	19	18	18
% Occupied		38%	34%	34%	34%	38%	38%
Total Supply	29						
Space Available		18	19	19	19	18	18
% Occupied		38%	34%	34%	34%	38%	38%
24	Off-Street	0	0	0	0	0	0
	On-Street	14	11	13	14	15	13
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	34						
Space Available		20	23	21	20	19	21
% Occupied		41%	32%	38%	41%	44%	38%
Total Supply	34						
Space Available		20	23	21	20	19	21
% Occupied		41%	32%	38%	41%	44%	38%

Sixth Street On-Street Parking (Cesar Chavez to Grapefruit)							
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
	On-Street	28	49	49	47	39	22
Total Supply	106						
Space Available		78	57	57	59	67	84
% Occupied		26%	46%	46%	44%	37%	21%

Total Supply								
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	
Off Supply	Off-Street	167	270	285	262	228	188	
	On-Street	182	360	358	309	254	218	
	670							
Space Available		503	400	385	408	442	482	
% Occupied		25%	40%	43%	39%	34%	28%	
On Supply	867							
	Space Available		685	507	509	558	613	649
	% Occupied		21%	42%	41%	36%	29%	25%
Total Supply	1537							
	Space Available		1188	907	894	966	1055	1131
	% Occupied		23%	41%	42%	37%	31%	26%

Sixth Street On-Street Parking (Orchard to Vine St)							
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
	On-Street	10	16	12	11	12	3
Total Supply	19						
Space Available		9	3	7	8	7	16
% Occupied		53%	84%	63%	58%	63%	16%

Parking Limit Signs





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

General Plan Implementation Actions Update for 2022 Calendar Year

#	ACTION DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	RELEVANT GOALS
Each action is numbered as a comprehensive list for each element	An actionable description of the implementation action. Some actions include end-note references to supportive background material or example projects.	Action items are marked as "High", "Medium", or "Low" depending on community and staff input throughout the process. Some of the criteria that helped determine priority included: <ul style="list-style-type: none"> • Cost. • Feasibility. • Whether the action would help engage and empower residents. • Whether action could improve or enhance existing programs/infrastructure (instead of create something new). 	A broad timeframe that refers to when the action should be implemented. The timeframes are as follows: <ul style="list-style-type: none"> • Immediate – Current/ongoing projects or within one year of Plan adoption. • Short – Within 2 to 4 years of Plan adoption. • Medium – Between approximately 5 and 7 years of Plan adoption. • Long – 10+ years after Plan adoption. • Ongoing – Reoccurring or immediate action. 	Identification of the agency or department responsible for implementing the action.	List of goal(s) that the action item will help implement. Goals will be listed with the Element title acronym and the goal number. For example an action that implements Goal 3 from the Land Use + Community Design Element and Goal 2 from the Community Health + Wellness Element, this column would contain "LU-3, CHW-2".

- **Planning/Com Dev/Building/Code** – Purple
- **City Manager** – Blue
- **Finance** – Green
- **Public Works/Parks** – Orange
- **Engineering** – Red
- **Utilities/Sanitary** – Brown
- **City Clerk** – Light Blue
- **Human Resources** - Pink

Land Use + Community character (LU)

#	Action description	Priority	Time frame	Responsibility	Relevant Goals	2022 Update
1.	<p>Zoning ordinance update. Following the adoption of the General Plan, update Coachella's Zoning Ordinance. The City Council and planning staff should explore and/or modify the following items in addition to others in line with the Plan's vision. The zoning consistency analysis can be found in Appendix C.</p> <ul style="list-style-type: none"> • Update the zoning code and official Zoning Map to comply with and implement the General Plan Designations and General Plan Designation Map. • Update the zoning code to encourage creative leisure and recreational uses in transit accessible and walkable areas. • Create a park once district. • Establish climate-appropriate, design guidelines that recommend best practices for passive heating and cooling in Coachella's climate. • Develop an incentive program that will assist developers in revitalizing existing structures. • Develop an incentive program to encourage and assist developers to develop along transit routes and to revitalize existing structures. • Create bicycle parking and storage requirements for all new development (or remodeling/rebuilding to the extent feasible) to cover a broad range of bike parking needs, including parking in multi-family residential dwellings, employee parking for commuters and general purpose parking in commercial areas, civic facilities and parks. Collaborate with the School Districts to provide adequate bicycle parking facilities for students and staff. <ul style="list-style-type: none"> • Require a certain proportion or number of units in each residential development to include universal design elements, ensuring easy modifications to accommodate wheelchairs. • Establish community gardens in appropriate locations and set forth basic regulations for community gardens, such as creation, maintenance, and operating rules. • Allow food gardening by right in residential open space areas, including front, back, and side yard space. • Prevent schools and other sensitive receptors from locating near known or expected new sources of air pollution and vice versa. The specific "safe" distance from a pollution source is dependent on the source and amount of pollution releases; however, a good rule of thumb is at least 500 feet from busy roadways, highways, and stationary sources. <ul style="list-style-type: none"> • When permitting new child-care facilities, require them to submit a customized, or adopt a standard, wellness policy plan to address physical activity programs, interdisciplinary nutrition education and provide meals and snacks that are consistent with current guidelines established by the US Department of Agriculture. • Allow physicians and other medical providers to convert foreclosed or other vacant residential structures into neighborhood health clinics. The City may set restrictions (such as hours of operation, parking, signage, and services offered) to ensure the clinic is not a burden to the neighborhood. • Strive for and encourage all new health and social service facilities to be transit-accessible and pedestrian-friendly. Work with Sun Line to improve transit routes and Sun Dial (Dial a Ride) access to service related facilities. • Encourage the co-location of medical healthcare, mental/behavioral health and social services to increase access to care. • Update development standards and/or create a development checklist to incorporate climate change adaption techniques into the development process. • Establish minimum tree planting requirements and guidelines for different sub areas, development types, street trees and parking lot landscaping to ensure the City's urban forest/tree canopy is extensive and well maintained. These requirements should also address drought tolerant and native plants and landscaping to reduce overall water usage. <ul style="list-style-type: none"> • Allow and encourage the creation of legal accessory dwelling units (ADUs) to enhance the diversity of housing options in existing residential neighborhoods. ADUs may be detached or attached to the principal structure. • Require below market rate units to come in a mix of sizes/number of bedrooms to address the need for affordable housing for different household types. • Require developers/contractors to recycle at least 50 percent of all construction and demolition waste. • Allow and incentivize renewable energy and energy efficiency technologies. • Identify and remove regulatory or procedural barriers to implementing green building practices within the City, such as updating codes, guidelines and zoning, and ensure that all plan review and building inspection staff are trained in green building design practices and techniques. • Identify appropriate buffers between agricultural and urban uses. • Develop standards to provide for cluster development and conservation design to minimize the impacts of urban development on areas where sensitive species are identified. • Identify standards for green roofs. • Create guidelines/requirements for permeable paving. <p>Expand allowances for home occupations/businesses in residential areas. Reduce parking minimum requirements in projects where the developer conducts a traffic study to determine that unbundled parking and other measures will reduce the number of spaces required per unit.</p>	High	Short	Planning	LU-1 LU-2 LU-3 LU-5 M-1 M-4 M-7 CHW-5 CHW-8 CHW-9 SNE-1 SNE-2 SNE-4 SNE-5 SNE-9 SNE-11	-Zoning Consistency Update will go to PC May 17 and CC June 14 2023 -Coachella Multi-Family Objective Design Standards will be completed and in effect by Aug '23 -Park once district to be considered with parking standards update 2023 -incentive program not in place - goal by '24 -bicycle and storage requirement shall be made with zoning consistency changes - goal '23 -universal design element requirement will occur with zoning consistency goal '22 -community gardens or stub outs - being introduced with parks in new development proposals. Also considering with future '23 City land purchase. -not prohibited today - will add language to permitted used in res zones '22

<p>2. Design guidelines update. Update the City's design guidelines to encourage human-scale urban design at the neighborhood-, block-, and building-scale to promote walkability and social interaction. Elaborate and expand upon the contents of the Land Use + Community Design and Mobility Elements. Guidelines should specify how development along existing and planned transit lines should provide convenient, direct and safe connections to nearby transit stops and integrate transit stops into public space designs.</p>	<p>Medium</p>	<p>Medium</p>	<p>Planning Engineering</p>	<p>LU-2, LU-3 LU-5 LU-6</p>	<p>The City began a process of objective design standards to be completed end of FY 22-23. The City also adopted updated design guidelines for the Pueblo Viejo District in October 23, 2019. Engineering will follow up on standards specs after zoning consistency update is complete.</p>
<p>3. Healthy development review. Work with the Riverside County Department of Public Health to create a development review process to analyze the health and social equity impacts of development proposals prior to the beginning of the CEQA review process. This could include the creation of a checklist that includes a key set of high priority questions related to how the project affects the food, recreation, and active transportation environments; affordability and access; pollution and toxics exposure; local wealth creation and other topics deemed relevant. The City can choose to integrate this review into the approval process. For larger or more complex projects the City may partner with others (the County Public Health Department, community groups, independent consultants, universities, etc.) to compile a more extensive health impact assessment.</p>	<p>High</p>	<p>Short</p>	<p>Planning Engineering County Public Health</p>	<p>LU-3</p>	<p>The City has not engaged with the County on a healthy development review checklist and will aim to do this late 2002. N/A Engineering</p>
<p>4. Community engagement process protocols. Work with community groups and the school district to create minimum protocols for community outreach and engagement processes for different types of municipal decisions so community members can easily learn about input opportunities and know how best to contribute. These protocols should be utilized by all City departments and could include a single electronic database/spreadsheet of institutions, community groups, business, and interested individuals who want to receive meeting announcements; a list of public outreach methods; Spanish translation/interpretation guidance (in what cases to use); social media strategies; youth engagement; provision of food and child-care at public meetings; and other related items. The City should also consider purchasing translation headsets to support increased inclusion.</p>	<p>High</p>	<p>Short</p>	<p>Planning City Manager School District Local community groups</p>	<p>LU-15</p>	
<p>5. Sphere of Influence update. Update the City's Sphere of Influence to exclude undevelopable land in Sub-Area 17.</p>	<p>Medium</p>	<p>Medium</p>	<p>Planning</p>	<p>LU-1</p>	
<p>6. Open space conservation strategy. Create an open space conservation program that prioritizes which open space lands to preserve. Emphasize the creation of a citywide greenbelt to achieve conservation goals.</p>	<p>Medium</p>	<p>Medium</p>	<p>Planning Parks</p>	<p>LU-2 LU-4</p>	<p>This has not been completed. COFEM has reached out regarding conservation and working with the City which may be a potential partnership. Not yet achieved - okay to report.</p>
<p>7. Economic development strategic plan. Develop a long-term economic development strategy that develops and retains businesses and a strong middle class in Coachella for the decades to come. The plan should place a strong importance on creating quality jobs in Coachella for existing Coachella residents, career support programs and lifelong education, and professional development. The plan should also highlight the community's desire for industries that use a "triple bottom line" (health/people, environmental sustainability and profit) and invest back into Coachella's local economy.</p>	<p>High</p>	<p>Short</p>	<p>Planning City Manager Finance Library</p>	<p>LU-2 LU-7 LU-10 LU-11</p>	<p>Finance is not aware of an ongoing effort on this item.</p>
<p>8. Fiscal impact assessment fees. Establish guidelines and create a fiscal impact assessments fee structure for new projects over 20 acres.</p>	<p>High</p>	<p>Medium</p>	<p>Planning Finance</p>	<p>LU-13</p>	<p>The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.</p>
<p>9. Historic preservation study. Study neighborhoods with a significant number of buildings over 50 years old to determine whether historic districts should be established. Create and maintain an inventory of historic and pre-historic sites, structures and landmarks of historic and cultural significance in order to determine the potential impact on these resources from proposed projects.</p>	<p>Low</p>	<p>Ongoing</p>	<p>Planning</p>	<p>LU-1</p>	<p>The City has an existing historic resources survey from the early 2000's. A new historic resources survey is needed and will require an appropriation.</p>

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- Human Resources - Pink

Mobility (M)

#	aCTION Description	Priority	Time FRame	Responsibili ty	Relevant Goals	2022 Update
	<p>Complete streets manual. Develop a complete streets manual to ensure new roadway construction addresses all modes of travel to implement complete street principles. This manual should include the following components, which the City can write as stand-alone chapters over time:</p> <ul style="list-style-type: none"> • Multi-modal street guidelines <ul style="list-style-type: none"> ○ <u>Review, identify and implement</u> - Review existing roadways in the City to identify what enhancements are appropriate for specific facilities to better accommodate additional modes of travel and increase connectivity. Implement guidelines within the Complete Streets Design Manual that can be constructed in lieu of roadway and intersection widening. ○ <u>Create standards</u> – Design and document standards for typical roadway right-of-way widths and types that include specifications for bicycle facilities, sidewalks, turn lanes, intersections, crosswalks, transit facilities and other details. ○ <u>Multi-modal level of service</u> – Develop traffic study guidelines that address the impact on all users including automobile drivers and passengers, bicyclists, pedestrians, persons with disabilities and transit riders. Consider revising traditional vehicle level of service (LOS) with methodologies more inclusive of other modes such as the multi-modal level of service (MMLoS). The City should update these guidelines on an ongoing basis as Coachella continues to grow and as new research and technology becomes available. • Pedestrian and bicycle action plan <ul style="list-style-type: none"> ○ <u>Pedestrian and bicycle design guidelines</u> – Develop pedestrian and bicycle design guidelines that identify pedestrian requirements such as sidewalk width, offset from the curb and other criteria for sidewalks along roadways. Bicycle guidelines and requirements should ensure that bicycle facilities connect all areas of the city including new and existing developments, regardless whether these areas have gates, sound walls or other barriers. The guidelines should also contain design specifications for on- and off-street bike paths and bike lanes,, street markings, dimensions, intersections, turning lanes, signage and bicycle parking standards. The guidelines should also consider installing drinking water fountains along key bicycle and pedestrian routes. ○ <u>Prioritization plan</u> – Prepare a prioritization plan for the creation and improvement of sidewalks in existing neighborhoods and bicycle facilities throughout the City. ○ <u>Subdivision retrofits program</u> – Review existing subdivisions to identify those neighborhoods that can be retrofitted to accommodate additional pedestrian and bicyclist connections. ○ <u>Active transportation requirements</u> – Develop guidelines that require future residential and commercial developments in the City enhance and connect to external bicycle and pedestrian networks. ○ <u>Pedestrian and bicycle network map update</u> – Create and update Citywide map (or two maps) of pedestrian and bicycle facilities on a recurring interval of no less than two years and ensure the map(s) is/are accessible to the public. ○ <u>Active transportation programs</u> – In addition to design and policy, the plan should contain programs to complement infrastructure improvements such as safety education or a bike sharing programs. <p>Complete streets funding - On an ongoing basis, pursue grants to implement the multi-modal streets in Coachella, including but not limited to funding from federal and state agencies, philanthropic organizations and corporate giving programs.</p>	High	Ongoing	<div style="background-color: red; color: white; padding: 2px;">Engineering</div> <div style="background-color: yellow; padding: 2px;">Public Works</div> <div style="background-color: purple; padding: 2px;">Planning</div> <div style="background-color: lightgreen; padding: 2px;">Grants Manager</div> <div style="background-color: yellow; padding: 2px;">Public Works</div>	LU-3 M-1 LU-3 LU-5	traffic study with ped count and cyclist count FY 22/23 Okay to report. Will work with the Engineering Division in getting these standards developed Okay to report. We have an ATP Plan No subdivision retrofit program
	<p>Traffic calming program. Develop a citywide program that implements a mechanism to apply traffic calming features to neighborhood roadways in a systematic fashion. This program should incorporate a strong element of public involvement to obtain resident feedback and input to identify appropriate improvements from each neighborhood.</p>	High	Medium	<div style="background-color: red; color: white; padding: 2px;">Engineering</div> <div style="background-color: yellow; padding: 2px;">Public Works</div>	M-2	This is accomplished through new development review and annually through the speed hump installation CIP.
	<p>Temporary car-free zones program. Develop a program with a simple application process for community event organizers to apply for temporary street closure permits necessary to create car-free events that allow people to safely walk, bike, socialize and exercise in the streets.</p>	Medium	Short	<div style="background-color: yellow; padding: 2px;">Public Works</div>	M-3	This can be achieved through the city's special event permit - city has permitted several block parties using this application process.
	<p>Signage program. Implement a signage program for bicycle facilities that documents connections to regional facilities, bicycle parking and community facilities along existing and future bicycle facilities.</p>	Medium	Short	<div style="background-color: yellow; padding: 2px;">Public Works</div> <div style="background-color: red; color: white; padding: 2px;">Engineering</div>	M-4	Partnering with CVAG in the Go Human Campaign - installed various street banners and other educational material with Sunline to promote walking, cycling, and other modes of transportation.
	<p>Walking, cycling and public transit education. Develop an active transportation awareness and safety education program in partnership with community groups, schools, other public agencies; employers to educate residents, workers, drivers, businesses and other organizations about the benefits of walking, bicycling, and/or using public transit.</p>	Low	Medium	School District County Health Department <div style="background-color: red; color: white; padding: 2px;">Engineering</div> <div style="background-color: purple; padding: 2px;">Planning</div>	M-3	Partnering with CVAG in the Go Human Campaign - installed various street banners and other educational material with Sunline to promote walking, cycling, and other modes of transportation.
	<p>Transit supportive environments. Collaborate with Sun Line Transit Agency to identify and enhance those existing areas of the City where the land uses, development intensity and the pedestrian environment are conducive to higher levels of transit service and usage.</p>			Sun Line		Transit Hub effort both existing and future facilities
	<p>Bus stop location review. Review existing bus stop locations to determine their accessibility to key destinations such as schools, residential areas, retail centers and civic facilities. Work with Sun Line to relocate existing bus stop locations as needed to provide greater access to key community destinations.</p>	High	Short	<div style="background-color: red; color: white; padding: 2px;">Engineering</div>	M-5	Sunline does the review of bus stop location and submits new stations for review by the City. City has also requested stops previously.
	<p>Bus stop prioritization. Prioritize those bus stop locations that are connected to bicycle and pedestrian facilities to help meet users' last mile travel needs.</p>					

Transit service prioritization. Work with Sun Line to prioritize future transit service in those areas where the greatest level of transit ridership will occur based on the supportive land use and transportation patterns.					
Development incentives. Explore and develop incentives to encourage higher-density, transit-friendly development along these transit routes.					
Transit service improvements for seniors. Meet with Sun Line Transit and community groups annually to identify transit service changes and improvements to accommodate the mobility needs of seniors.	Medium	Ongoing	Engineering Sun Line	M-5	bus stops must be ADA accessible. Senior Center - bus transport M-F. Cal Vans for Sunline.
Travel survey. Implement a regular travel survey in association with Sun Line Transit for Coachella residents to identify their commute patterns every two to five years.	Low	Medium	Planning Engineering Sun Line	M-5	
Operations and maintenance annual reports. Prepare annual reports disclosing incremental operations and maintenance costs associated with new transportation infrastructure built in the City over the past year.	Medium	Short	Engineering Public Works	M-6	Okay to report. Track bike lane striping separately.
Transportation infrastructure maintenance funding. Investigate funding mechanisms to maintain existing transportation infrastructure based on existing development such as assessment districts. Citywide traffic fee programs should also be updated on a recurring interval of not less than every five years.	High	Short	Engineering	M-6	No plans for a new funding mechanism. Priority and timeframe medium
Traffic data collection program. Implement a traffic data collection program on a recurring interval of no less than two years. The program should collect data on peak and non-peak traffic counts, bicycling and pedestrian counts for key intersections, transit ridership and automobile collision locations, especially ones that involved a pedestrian cyclist, or alcohol usage.	Medium	Medium	Engineering Sun Line	M-7	Traffic Study to be conducted in FY 22-23
Driver education programs. Work with community groups or other public agencies to educate motorists about safely sharing the road with bicyclists, pedestrians, and transit vehicles; child restraint laws; fuel efficient driving; and common causes of preventable collisions to promote overall safety of multi-modal streets users.	Low	Medium	Engineering	M-3	Recommend with Police.
Improve traffic flow. Implement traffic features such as roundabouts or the use of integrated signalization to improve traffic flow and reduce emissions from vehicle idling and stop and start.	Medium	Medium	Engineering Public Works	SNE-11	Participating in CVAGs synchronization projects. Continue to look at opportunities to incorporate these features in new construction and grants. Timeframe - ongoing

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Community Health + Wellness (CHW)

#	Action description	pRIORITY	Time frame	Responsibility	rELEVANT gOALS	2022 Update
	Health impacts in staff reports. Collaborate with the Riverside County Department of Public Health to create and implement the use of a health impacts protocol to help assess and disclose the health co-benefits and impacts of new construction, capital improvement projects and other land use decisions. The protocol should provide guidance on a range of health topics and include objective criteria. The protocol's results should be included in city council and planning commission staff reports. When appropriate, seek review assistance from the Riverside County Department of Public Health in completing the assessment.	High	Immediate	Planning Riverside County Department of Public Health	CHW-1	This has not been developed or coordination with Riverside County due to staffing. Planning will begin a conversation on this late 2023.
	Healthy budget items. Create a process and criteria that helps staff and elected officials make budget decisions about programs and capital improvement projects that could improve health and equity in Coachella. A potential approach could include: <ul style="list-style-type: none"> • Train department leadership on health equity. <ul style="list-style-type: none"> • Create health and equity criteria to help departments prioritize budget items. <ul style="list-style-type: none"> • Encourage each department to identify one or more health objectives for their annual budget. • Ensure budget items leverage opportunities to improve health co-benefits. 	High	Short	City Manager Human Resources Planning Finance Engineering Public Works	CHW-1	Consideration of DIF fee for wellness projects/infrastructure HR has no updates on this section. In person budget meetings have been established to work through department budgets. All Departments have been directed to submit full budgets for needed service levels to ensure all needs are considered and prioritized. CIP program prioritizes ATP goals. Continue to work with staff to identify opportunities.
	Community oversight. Expand the role of an existing commission or create an ad hoc committee to advise the city council and planning commission on the implementation of the Community Health and Wellness Element and other health-related issues.	High	Ongoing	Planning	CHW-1	A Commission has not been created and another Commission has not been identified to assume Community Health and Wellness Issues. This is worth a discussion with Council upon APR review and staff resources available.
	Workplace wellness. Identify a workplace wellness team and create a model workplace wellness program for City employees. The team should assess employee health needs and implement workplace wellness programs and events. Some possible actions include offering employee incentives for healthy eating and physical activity; smoking cessation programs; group fitness or diet programs; health screenings; physical activity breaks for meetings over one hour in length; accommodate breastfeeding employees upon their return to work; and encourage walking meetings and use of stairways. The City should share this model workplace wellness program information with local employers to encourage the adoption of similar practices. The City can provide incentives (such as priority permit processing) to "healthy employers" who provide employee health benefits such as paid sick days, health insurance, gym membership, among others.	High	Ongoing	City Manager Planning	CHW-1 CHW-7	A Workplace wellness team does not exist. (Follow up with CM on feasibility) Employee Assistance program
	Support events. Host, co-sponsor, and/or organize citywide community health events such as health fairs, educational talks, and workshops, to support positive health behaviors.	Medium	Ongoing	City Council	CHW-1	
	Mobile home park environmental checklist. Work with community partners to create a mobile home park checklist to assess compliance with health and safety regulations for a recurring site inspection program.	High	Short	Code Enforcement	CHW-2	These are registered by the State and working with the State for bringing them into compliance.
	Foreclosure prevention. To prevent foreclosures and to help families who are already in the foreclosure process, work with local community partners to do the following: <ul style="list-style-type: none"> • Identify key information such as the number, location, value, condition and owners of foreclosed properties; <ul style="list-style-type: none"> • Create bi-lingual information and self-help resources (to post on the City's website and in City offices) to help residents prevent and cope with the foreclosure process. <ul style="list-style-type: none"> • Sponsor a home economics/finance education class for first time homebuyers. • Pass and enforce a foreclosure registration ordinance that applies to both vacant and occupied buildings. • Work with utility companies to transfer account holder names in lieu of shutting off service in foreclosure properties. 	Medium	Ongoing	Code Enforcement	CHW-2	Ordinance exists where banks have to register property with City when there is a foreclosure and vacant and abandoned. The City doesn't have a program for assisting the public to prevent foreclosures and should involve a discussion with the RIVCO Housing Authority Code enforcement would be involved in a small piece of this and perhaps this would involve coordination between Development Services and the Grants Manager
	Homelessness plan and services. Review the Valley Wide Homelessness Plan and existing homeless services and shelters in the Eastern Coachella Valley to determine gaps in services and housing. Implement the most applicable strategies for Coachella and focus on helping homeless persons in high visibility areas (like Harrison street or Veterans' Park) who detract from perceptions of public safety. Work with community organizations to create supportive housing for homeless community members.		Ongoing	Planning City Manager CVAG Riverside County Homeless Programs Unit	CHW-2	-City contracts \$100,000 a year for homeless services/outreach
	Healthy building resources. Create healthy building material checklists and fact sheets that can be provided to property owners and contractors when applying for building permits.		Short	Building	CHW-2	This has not been completed and could be assigned as a task of the Dev Svcs Dept Assistant II.
	Tobacco retail licensing fee. Adopt a tobacco retail licensing fee and penalties that would allow more stringent oversight and enforcement of tobacco sales to minors.		Medium	Police Administration	CHW-3	
	Smoke-free public events and facilities. Ban smoking at outdoor public events and public facilities, including farmers' markets, public parks and trails, and community street fairs.		Ongoing	Public Works	CHW-3	City events occur on city property which bans the use of tobacco on city property.

<p>Second- and third-hand smoke exposure. Research and adopt an ordinance that bans smoking in multi-unit residential buildings and care/convalescent facilities. Before an ordinance is passed, educate single- and multi-family property owners and managers about the effects of second-and third-hand smoke and encourage them to include anti-smoking policies in rental agreements. Connect property owners to resources (such as model lease language) if they want to ban smoking in their rental units.</p>	Short	Planning	CHW-3	This has not been done and recommend a study session with Council to identify what priority level this is.
<p>Smoke-free worksites. Write and adopt an ordinance that bans smoking: in outdoor dining areas, within 30 feet of unenclosed waiting areas, within 30 feet of enclosed areas where smoking is prohibited, in hotel rooms, in retail stores dealing exclusively in the sale of tobacco and smoking paraphernalia, and in unenclosed places of employment.</p>	Short	Planning	CHW-3	This has not been done and recommend a study session with Council to identify what priority level this is.
<p>Teen and youth needs. Assess the City's entertainment/recreation resources every three years with the participation of Coachella youth to ensure their needs are met and to curb the influence of gang affiliation/violence.</p>	Ongoing	Planning City Council Police Desert Recreation District	CHW-8	This has not been completed. Aware of organizations such as Alianza and Konkuey Design Initiative that has been doing some work on this issue. A discussion on this issue may be a good idea for the Parks SubCommittee.
<p>Safe teen activities. Streamline the process for community organizations to provide after-hours, weekend, and drug- and alcohol-free programming for youth in public spaces and facilities.</p>	Short	Park and Recreation Committee Public Works	CHW-8	Continue work with community partners to grow this programming.
<p>Senior programs. Assess the overall needs of Coachella's older adult population every three years, in order to plan the appropriate type, quantity and schedule of senior programs and activities. The assessment should also address senior transportation and funding mechanisms.</p>	Short	Senior Center Administration Planning Desert Recreation District	CHW-4	This has not been done and should be presented to Council in a study session regarding the Health Element. -Senior Center was expanded in 2020
<p>Community events. Streamline the permit process for block parties, street fairs and neighborhood events that promote positive interactions, build relationships and attract residents from surrounding communities.</p>	Immediate	Public Works	CHW-1	City's special events continue to grow and provide engagement of various community members.
<p>Crime prevention through environmental design. Train one or more city employees in crime prevention through environmental design (CPTED) principles so they can review and improve the safety of development plans and existing developments with strategies such as building doors/entrances and windows to look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches and adequate nighttime lighting.</p>	Short	Planning Building Engineering	CHW-4	Staff has not been trained in this and Planning can committee to prioritizing this in 2023
<p>Police-community forums. Organize annual community forums with the police department, residents and local businesses to improve relationships and address public safety related to gangs, prostitution, illegal drug sales/use, and general safety around schools and parks.</p>	Immediate	Police	CHW-4	* Should Police answer this?
<p>Grassroots emergency preparedness. Facilitate the creation and training of neighborhood emergency response teams to promote preparedness/safety, build community and encourage self-efficacy of neighbors.</p>	Immediate	EOC Coordinator	CHW-4	
<p>Edible landscapes. Seek opportunities to create resilient and diverse edible landscapes in appropriate public spaces in Coachella for educational and nutritional purposes. Edible landscapes could be on public property, such as parks, in public rights-of-way, or in front of public buildings, so long as the edible landscapes do not negatively affect the pedestrian experience or create unsafe environments for residents and vehicle occupants. Establish a community-based network of residents, businesses and community organizations to maintain the plants and harvest the food.</p>	Ongoing	Public Works Planning Engineering	CHW-5	The City has experimented with this at Shady Lane Park with fruit trees and is also adding Grapefruit trees along the Urban Greening Project at Sixth Street.
<p>Community garden and composting education. Consider hosting demonstration or lecture events and/or providing electronic or printed resources about community and home gardening, composting and permaculture to educate the general public on how to grow organic edible plants.</p>	Short	Public Works Planning Master Gardener – UCR Extension Program	CHW-5	This has not occurred. This is worth a discussion with the City Council regarding City allocating resources for this effort or determining if the City may want to apply for grants
<p>Gardening tools and resources. Work with community organizations and neighborhood groups to organize a garden-tool lending program and garden bounty exchange program. The tool lending program would have a "library" of tools and gardening supplies that residents could "check-out" for free or at a very low cost. The garden bounty exchange could be a regular (weekly or monthly) gathering where residents can trade their surplus food crops.</p>	Short	Public Works	CHW-5	This has not been achieved - okay to report. Can timeframe be updated to medium? Find food bank can assist with this. Would support nonprofits in this.
<p>Emergency food. Partner with the Riverside County Public Health Department, local agricultural businesses and charity groups to distribute information about and expand the capacity and reach of emergency food resources.</p>	Ongoing	City Manager Food Banks Riverside County Department of Public Health	CHW-6	
<p>Healthy foods and beverages at public events. Research and adopt an ordinance to increase healthy food and beverage options at public facilities, meetings and events. The ordinance should consider banning sugar-sweetened beverages and increase the proportion of "healthy" items sold in vending machines and at concession stands. Adopt City nutrition guidelines based on work across the state and nation. Guidelines should include unhealthy food items that may not be served at public meetings/events, ideas of healthy food and beverage alternatives and criteria for "healthy" vs. "unhealthy" items.</p>	Short	Planning Heal Committee	CHW-6	This has not occurred. This is worth a discussion with the City Council regarding City allocating resources for this effort or determining if the City may want to apply for grants
<p>Safe routes to school. Work with local community groups and public agencies to increase the number of students who walk and bike to/from school by implementing the following:</p> <ul style="list-style-type: none"> Collaborate with the county public health department, the Coachella Valley Unified School District (CVUSD), and local community groups to obtain grant funds to for infrastructure and safe routes to school programs (crossing guards, walking schools buses, bike trains, and carpools). Work with the CVUSD to incorporate traffic safety awareness, including bicycle and pedestrian safety, into school curriculums. Integrate street improvement priorities identified by the county's safe routes to school program into the City's capital improvement program. 	Ongoing	Grants Manager Engineering Planning	CHW-8	Planning will contact the County Health department. The City has coordinated on these efforts in the past for traffic safety awareness. Planning staff is encouraging more pedestrian/cyclist connections to streets and pathways. A listing of completed SRTS projects can be found in ATP Plan

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Sustainability + Natural Environment (SNE)

#	aCTION Description	Priority	Time FRame	Responsibili ty	Relevant Goals	2022 Update
	Heat island mitigation plan. Write and adopt a Heat Island Mitigation Plan that requires new commercial and residential developments to incorporate cool roofs, cool pavements and strategically placed shade trees. The plan should outline how the City will actively inspect and enforce state requirements for cool roofs on non-residential re-roofing projects.	High	Short	Engineering	SNE-1	priority - short - timeframe - Medium and consolidate w/ sustainable landscape management plan. Grant needed
	Sustainable landscape management plan. Create and update a landscape management plan that includes a consistent and sustainable landscaping and streetscape palette to apply to all roadways throughout the City. Different pallets and designs should apply to different districts and street types. Should specify different landscape designs for different districts and street types and prioritize shade, ease of maintenance and water conservation. The plan should also contain an urban forest management strategy. The effect should seek to optimize shade, ease of maintenance, water conservation climate benefits.	High	Medium	Planning Building Engineering Public Works	SNE-1 SNE-3 SNE-11	consolidate with above
	Vulnerability/resiliency assessment and climate adaptation strategy. Work with the regional government associations to conduct a community-wide assessment of the potential health impact, cumulative impact, and risk resiliency factors of climate change on Coachella residents. The assessment should identify the geographic areas, groups and individuals most vulnerable to climate change and specific opportunities for the City to improve its response. Vulnerable groups typically include infants and young children, the elderly, outdoor workers, people with preexisting health conditions such as asthma, and communities already affected by other social, economic, or other environmental injustices. With this information, develop a climate adaptation strategy to protect the public from heat waves and vector control, increased threats of wildfire, changing precipitation patterns, reduced water supply and increased peak energy demand.	Medium	Medium	Planning Emergency Coordinator CVAG HARC Public Health	SNE-1	
	Energy efficiently education. Organize workshops on how to increase energy efficiency of homes and businesses through topics such as home weatherization, building envelope design, smart lighting systems and conducting a self-audit of energy usage.	High	Ongoing	Building Imperial Irrigation District	SNE-2	
	Water efficient buildings. Establish or adopt a checklist to ensure developers and contractors plan and install water-efficient infrastructure and technology, including low-flow toilets and showerheads, moisture-sensing irrigation and other advances.	High	Short	Planning Building	SNE-3	This will require adoption of an ordinance by City Council. Will begin in 2023
	Grey water ordinance. Write and adopt a grey water ordinance establishing criteria and standards to permit the safe and effective use of grey water (also known as on-site water recycling). Review and revise, without compromising health and safety, other building code requirements that might otherwise prohibit such systems.	High	Short	Planning Building	SNE-3	Will begin in 2023.
	Agriculture education park. Acquire a working agricultural site to manage as an educational and cultural park.	Low	Long	Public Works	SNE-5	
	Right-to-Farm Ordinance. Work with the Riverside County Agriculture Commissioner to write and adopt a right-to-farm ordinance. (See this model ordinance: http://www.smartgrowthamerica.org/smartgrowthusa/wp-content/uploads/2011/01/modelrtfordinance.pdf)	High	Short	Planning	SNE-5	This has not been done. Planning staff can look into this in 2023.
	Habitat impacts. Develop a set of guidelines for evaluating project impacts to habitat, as well as for requiring specific mitigations for those that are identified.	Low	Medium	Planning	SNE-9	This has not been done and currently this City would rely on CEQA. Staff recommend this be a long-term goal.
	Vehicle idling ordinance. Establish a local ordinance that exceeds the state vehicle idling restrictions where appropriate, including restrictions for bus layovers, delivery vehicles, trucks at warehouses and distribution facilities and taxis, particularly when these activities take place close to sensitive land uses (schools, senior centers, medical facilities and residences).	Medium	Ongoing	City Manager Public Works Engineering	SNE-11	Not yet achieved Difficult to implement due to extreme heat and staff idling.
	Eco-contractor policy. Consider the creation and adoption of a policy that gives preference to contractors that use reduced emissions equipment for City construction projects as well as for City contracts for services (e.g., garbage collection). The preference policy could also include other aspects of environmentally friendly business and operations practices.	Low	Ongoing	City Manager Public Works Engineering	SNE-11	The Existing Park Master Plan is more than 15 years old. This likely is overdue and would require an appropriation to bring on a consultant to assist.
	Parks Master Plan. Revise and adopt the parks master plan, which shall address current deficiencies in park space, specific sites, accessibility, funding sources and fees. The new Parks Master Plan shall also provide for physical activity amenities in selected parks and recreation centers. The City shall install and maintain indoor or outdoor exercise equipment in selected park and recreation centers and signage to encourage exercise (i.e., mile markers on existing and new paths, health and safety tips, and stretching/ strengthening exercise suggestions, etc.). The City shall also incorporate improvements, such as water fountains and restroom facilities, in parks to allow people to spend more time outdoors.	High	Immediate	Public Works Planning	SNE-13	The Existing Park Master Plan is more than 15 years old. This likely is overdue and would require an appropriation to bring on a consultant to assist.
	Developer park guidelines. Create "Developer Guidelines for Coachella Park Standards and Requirements" to set standards, requirements, definitions, and procedures to assist developers in creating parks that contribute to the City's parks system.	Medium	Short	Planning Public Works EngineeringParks and Recreation Committee	SNE-13	This has not been created and may be worth developing with drafting of a new Parks Master Plan.
	Climate Action Plan. Maintain and implement a Climate Action Plan. At a minimum interval of two years, update the GHG inventory and evaluate progress towards the City's GHG emissions reduction target.					Planning staff will work on this with coordination with the Assistant to the City Manager in late 2023.
	Retention Basins. Establish requirements for below grade onsite storm water requirements water storage of a certain size be stored underground to preserve land.					This may be a savings to developers do underground retention and get park credit.

Safety (S)

#	aCTION Description	Priority	Time FFrame	Responsibility	Relevant Goals	2022 Update
1	Hazard prevention education. Develop and make available to all residents and businesses, literature on hazard prevention and disaster response, including information on how to earthquake-proof residences and places of business and information on what to do before, during and after an earthquake.		Short-	Community Development	S-8	This has not been done.
2	Housing rehabilitation program. Develop and administer a housing rehabilitation grant and/or loan program that allows owners of manufactured (mobile) homes to seismically retrofit their houses.		Short-	Community Development	S-1	Grant Manager is working on a program and identified as an important issue by Councilmembers. Planning can coordinate with this as well.
3	FIRM updates. Work with the Federal Emergency Management Agency (FEMA) and the Coachella Valley Water District to develop better, more comprehensive Flood Insurance Rate Maps for Coachella, including the hillside areas. The City should identify and map local problem areas too small or currently outside of FEMA or California Department of Water Resources mapping. Use the mapping to create flood overlays for zoning and land use maps.		Long-	Community Development, Public Works, and Water Department	S-3	This effort is ongoing and maps are updated in collaboration with CVWD.
4	Comprehensive drainage plan. Develop a comprehensive drainage plan that could be used as a guide as the City is built out in the future.		Long-	Public Works, Community Development	S-3	Storm Water Master Plan adopted last year.
5	Fire safety education. Prepare and provide educational materials that inform homeowners of the importance of defensible space, correct use of power tools and machinery that can spark and ignite a fire, the dangers of igniting outdoor fires and fireworks and proper construction standards and materials.		Long-term, as developr	Fire Department, Community Development	S-8	
6	Notification of hazardous materials. Adopt a notification and posting requirement ordinance for pesticide use in all public buildings and facilities in the City. Notification that pesticides, such as insecticides, fungicides or herbicides, are to be applied creates the opportunity to identify problems before spraying. A City ordinance may consider limiting when and what pesticides are used (e.g. restricting spray zones to non-play areas, prohibiting pesticide application when residents will be present, etc.).		Short-	Fire Department	S-5	
7	Pesticide education to business. Create a program to provide educational materials to gardeners and landscape companies that do business in Coachella about alternatives to and safer usage of toxic pesticides and herbicides.		Short	Fire Department	S-6	
8	Restrictions on pesticide application. Develop policies and protocols to ensure pesticides are not sprayed when not safe to do so, for example when there are high winds, when nearby schools are in session, etc.				S-6	
9	Siting. Update the zoning code to reflect healthy siting considerations and avoid siting unhealthy land uses near schools or residential areas.		Ongoing	Community Development	S-5	This can be addressed with the Zoning Consistency Update.

- Planning/Com Dev/Building/Code – Purple
- City Manager – Blue
- Finance – Green
- Public Works/Parks – Orange
- Engineering – Red
- Utilities/Sanitary – Brown
- City Clerk – Light Blue
- Human Resources - Pink

Infrastructure + Public Service (IPS)

#	Action Description	Priority	Time Frame	Responsibility	Relevant Goals	2022 Update
	Development Impact Fees. Update the development impact fee program to fund the development of all infrastructure necessary for new development, including new water supplies and new water supply infrastructure. This fee program shall include a mechanism for the provision of tertiary water treatment and distribution infrastructure.	High	Short	Utilities Manager Engineering Finance	IPS-2	The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.
	Wastewater treatment. Establish a development impact fee program to fund the development of new wastewater treatment and conveyance capacity.	High	Short	Sanitary Finance	IPS-3	The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.
	Stormwater treatment. Establish a development impact fee program to fund the development of new stormwater treatment and conveyance capacity.	High	Short	Public Works	IPS-4	This is okay to report recommend timeframe be updated to medium.
	Solid waste management. Create and implement a Solid Waste Management Plan to institute measureable reduction targets that includes composting green waste and food scraps.	Medium	Medium	Public Works	IPS-5	The city submits its annual report to CalRecycle that includes the city's reduction efforts.

- Planning/Com Dev/Building/Code – Purple
- City Manager – Blue
- Finance – Green
- Public Works/Parks – Orange
- Engineering – Red
- Utilities/Sanitary – Brown
- City Clerk – Light Blue
- Human Resources - Pink

Noise (N)

#	Action Description	Priority	Time Frame	Responsibility	Relevant Goals	2022 Update
1	<p>Revise the City's Municipal Code to achieve the goals and policies of this General Plan Noise Element, as necessary. Examples of such revisions may include:</p> <ul style="list-style-type: none"> Limit the hours of deliveries to commercial, mixed-use, and industrial uses adjacent to residential and other noise-sensitive land uses. Limit noise levels generated by commercial and industrial uses. Limit the hours of operation for refuse vehicles and parking lot sweepers if their activity results in an excessive noise level that adversely affects adjacent residential uses. Require the placement of loading and unloading areas so that commercial buildings shield nearby land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise-sensitive uses. Require all commercial health, ventilation, and air conditioning (HVAC) machinery to be placed within mechanical equipment rooms wherever possible. Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line of sight to the noise source from the property line of the noise-sensitive receptors is blocked. 	High	Short	Planning	N-1 N-2 N-3	Planning will work on Zoning Code changes beginning November 2024.

- **Planning/Com Dev/Building/Code – Purple**
- **City Manager – Blue**
- **Finance – Green**
- **Public Works/Parks – Orange**
- **Engineering – Red**
- **Utilities/Sanitary – Brown**
- **City Clerk – Light Blue**
- **Human Resources - Pink**

Element ID	Element Name	Priority	Category	Sub-Category	Start Date	End Date	Responsible Party	Status	Progress %	Notes
610-001-001
610-001-002
610-001-003
610-001-004
610-001-005
610-001-006
610-001-007
610-001-008
610-001-009
610-001-010
610-001-011
610-001-012
610-001-013
610-001-014
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610-001-016
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610-001-035
610-001-036
610-001-037
610-001-038
610-001-039
610-001-040
610-001-041
610-001-042
610-001-043
610-001-044
610-001-045
610-001-046
610-001-047
610-001-048
610-001-049
610-001-050

Jurisdiction	Coachella	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2										3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	1,033	-	-	-	-	-	-	-	-	-	-	-	-	1,033
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	999	-	-	-	-	-	-	-	-	-	-	-	-	999
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	1,367	-	-	-	-	-	-	-	-	-	-	-	-	130
	Non-Deed Restricted		78	52	-	-	-	-	-	-	-	-	-	-	
Above Moderate		4,487	-	191	-	-	-	-	-	-	-	-	-	191	4,296
Total RHNA		7,886													
Total Units			78	243	-	-	-	-	-	-	-	-	-	321	7,565
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2										6	7	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		517	-	-	-	-	-	-	-	-	-	-	-	-	517

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Coachella	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Coachella
Reporting Period	2022 (Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Riverside County jurisdictions, please format the APN's as follows:999-999-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
767-720-001	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2022
767-720-002	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2023
767-720-003	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2024
767-720-004	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2025
767-720-005	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2026
767-720-006	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2027
767-720-007	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2028
767-720-008	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2029
767-720-009	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2030
767-720-010	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2031
767-720-011	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2032
767-720-012	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2033
767-720-013	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2034
767-720-014	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2035
767-720-015	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2036
767-720-016	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2037
767-720-017	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2038
767-720-018	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2039
767-720-019	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2040
767-721-001	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2041
767-721-002	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2042
767-721-003	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2043
767-721-004	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2044
767-721-005	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2045
767-721-006	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2046
767-721-007	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2047
767-721-008	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2048
767-721-009	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2049
767-721-010	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2050
767-721-011	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2051
767-721-012	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2052
767-721-013	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2053
767-721-014	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2054
767-721-015	SE Corner of Ave 50 + Calhoun St., Coachella, CA 92236	Residential	0	Surplus Land	37.3	Part of 37.3 Acre Property and sold in 2055

Jurisdiction	Coachella	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Not
Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Coachella	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	52
Above Moderate		191
Total Units		243

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	98	178	66
2 to 4	0	0	0
5+	108	0	0
ADU	52	52	8
MH	0	0	0
Total	258	230	74

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	9,852
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas



STAFF REPORT
5/3/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Historic Preservation Update – City of Coachella

Staff Recommendation:

Staff recommends that the Planning Commission receive and file the Historic Preservation Update and provide feedback.

Background:

The City of Coachella is one of the Coachella Valley’s first incorporated cities. The first known inhabitants of Coachella are the Cahuilla people and there are several cultural resources that have been identified in the City attributed to the Cahuilla people. The construction of the Southern Pacific Railroad in the late 1800s contributed to the growth of the town of Woodspur founded in 1876. The name “Woodspur” derives from wood harvested from mesquite forests that once covered the City of Coachella and was hauled to the rail spur established by Jason L. Rector on the Southern Pacific Railroad for transport to Los Angeles. Woodspur would later be renamed Coachella in 1901 by Woodspur’s residents. The Coachella train depot was constructed in 1903, which was a Southern Pacific Combination Type 23 Depot for both passenger and freight services. The town in 1905 was platted by the Coachella Land and Water Company a centered around the railroad in a traditional grid pattern.

Staff located Sanborn Fire Insurance Maps of the City of Coachella from 1928, which identified buildings and businesses in Coachella’s early years that were mainly centered easterly on today’s 6th Street in Coachella’s historic downtown area. The early buildings consisted of the Coachella Valley’s first Masonic Lodge, pool halls, bars, the Paramount Theater, Yant’s Drug Store, Kelly’s Pharmacy, the Hotel Date Palm, Bank (now Lopes Hardware), Coachella Market, Dave’s Place, blacksmith shop, and Submarine newspaper. Other notable buildings include the Imperial Ice and Development Company Ice Plant and the Imperial Irrigation building at 9th Street. The City of Coachella Fire Station was constructed in 1928 and the midcentury modern-styled City Hall in 1950.

Staff believes that Coachella’s history is significant and should be documented and preserved. Many of the historic buildings identified in the 1928 Sanborn maps still exist and retain their historic integrity. These buildings could be evaluated and qualify for city, state and federal

designation as historic structures or contribute to the establishment of a historic district. Staff also recognizes that the City of Coachella is instrumental place in the life of Cesar E. Chavez, labor leader, and the Farmworker Movement as the location of farmworkers organizing for better working conditions in agricultural industry, which centered around the Pueblo Viejo area. The history of Coachella could be preserved with further study and action of the Planning Commission serving as the City’s historic preservation body.

Discussion/Analysis:

The Coachella Municipal Code Chapter 15.48, Historic Districts and Sites, designates the Planning Commission as the investigatory and advisory body with respect to preservation of historic districts, sites or structures within the city that reflect elements of Coachella’s cultural, social, economic, political, architectural and archaeological history. The Commission can recommend preliminary surveys and studies as deemed necessary in advance of public hearings that inform the Planning Commission or the City Council. The Planning Commission may request assistance of individuals with knowledge and interest in the cultural, socioeconomic, architectural or archaeological history of the area. The classification of sites and districts are identified in table 1.

Table 1: Classification of sites and districts Chapter 15.48 Coachella Municipal Code	
Class 1	Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects moved without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued (intended for use when the structure or site still exists as it did during the historical period or is restorable).
Class 2	Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing (intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).
Class 3	Structure/site was constructed before 1945, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the historical site preservation board may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.
Historic District	Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to class 1 regulations until such time that they may be reclassified. Non-contributing structures/sites shall be subject to review by the historical site preservation board before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted by each district.

The Planning Commission may initiate proceedings for designation of a historic site or district or the recommendation of a property for nomination to the national register and hold a public hearing before making a recommendation to the City Council for final action. The Planning Commission can also issue an order by motion for a period of 120 days to stay any proposed demolition or

alteration of a site after proceedings have been initiated for designation as a historic site or district in order to allow for sufficient time for necessary studies, hearings and determination whether such site should be designated as historic. The City conducted a historic resources survey in June 2006 of historic structures in the Pueblo Viejo area to determine the level of historic integrity of its buildings, but never acted to designate buildings as historic structures.

Staff recently contacted the State Office of Historic Preservation (OHP) with respect to resources that may be available to the City of Coachella to support investigations and studies the Planning Commission and City Council may request for purposes of historic preservation. OHP awards federal grants to cities that are qualified Certified Local Governments (CLG) and cities receive that designation in partnership with the OHP and National Park Service if they comply with five basic requirements:

- Enforce appropriate state and local laws and regulations for the designation and protection of historic properties;
- Establish an historic preservation review commission by local ordinance;
- Maintain a system for the survey and inventory of historic properties;
- Provide for public participation in the local preservation program; and
- Satisfactorily perform responsibilities delegated to it by the state.

Staff recommends engagement of the services of a historic preservation consultant for establishment of a historical context statement for the City of Coachella and an update of the historic resources survey. A historic context statement would describe the patterns of historical development of Coachella that are represented by the physical development and character of the built environment, important associated property types, and establish eligibility criteria and integrity thresholds. The historic resources survey would enable to the City to identify sites and structures the City would like to designate as historic sites and that could contribute to a historic district. Classification of buildings as historic sites or areas as historic districts not only preserve the City's rich history, but also promote economic development and tourism as millions of travelers annually visit U.S. historic places.

Attachments:

1. Chapter 15.48 Historic Districts and Sites (Coachella Municipal Code)

Sections:

15.48.010 - Purpose—Authority.

This chapter is adopted pursuant to the authority of Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens.

(Prior code § 18-41)

15.48.020 - Definitions.

For the purposes of this chapter, the following words shall have the meanings ascribed to them unless the context indicates another meaning:

"Historic district" means any area of the city containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter.

"Historic site" means a historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect; and

1. That is associated with events that have made a meaningful contribution to the nation, state or community;
2. That is associated with lives of persons who made a meaningful contribution to the nation, state or local history;
3. That reflects or exemplifies a particular period of the national, state or local history;
4. That embodies the distinctive characteristics of a type, period or method of construction;
5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age; or that possesses high artistic value;
6. That represents a significant and distinguishable entity whose components may lack individual distinction; or

7. That has yielded or may be likely to yield information important to national, state or local history or prehistory. Item 4.

(Prior code § 18-42)

15.48.030 - Exceptions.

The regulations contained in this chapter do not apply to routine maintenance or repair to restore a structure as near as possible to its original condition after decay, injury, dilapidation or partial destruction of a structure within an historic district or upon an historic site, provided such maintenance or repair does not exceed one thousand five hundred dollars (\$1,500.00) in value.

(Prior code § 18-43)

15.48.040 - Appeal.

Any person aggrieved by an action of the planning commission under this chapter may appeal the decision to the city council by filing a request to appeal with the city clerk within ten (10) days from the planning commission's decision.

(Prior code § 18-44)

15.48.050 - Penalty for chapter violation.

Any violation of this chapter shall constitute a misdemeanor.

(Prior code § 18-45)

(Ord. No. 1098, § 37, 12-14-16)

15.48.060 - Injunctive relief.

The city council may seek relief from the appropriate court to restrain or enjoin any violation of this chapter and of the orders and decisions of the planning commission, or to compel the reconstruction of any building, structure or object which is destroyed in violation of this chapter or the orders and decisions of the planning commission or city council.

(Prior code § 18-46)

15.48.070 - Compliance with other laws.

- A. The provisions of this chapter are separate from and additional to all other requirements of law, including but not limited to compliance with other ordinances and codes of the city, conditions of approval of land use permits and architectural review and approval. Neither a certificate of

approval nor any other provisions of this chapter shall be deemed to relieve the owner or applicant from full compliance with any such laws, ordinances, codes or conditions. Item 4.

- B. All permits issued for construction, preservation, restoration or alteration of a building designated as an historic site shall be issued in accordance with the state historic building code as provided in Health and Safety Code, Sections 18950 through 18961, or as amended, which the city adopts and incorporates in this chapter by this reference.

(Prior code § 18-47)

15.48.080 - Created by council.

The city council may designate one or more historic sites or districts by following the procedures specified in this section. Designations will be made by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution:

- A. Class 1. Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects moved without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued (intended for use when the structure or site still exists as it did during the historical period or is restorable).
- B. Class 2. Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing (intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).
- C. Class 3. Structure/site was constructed before 1945, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the historical site preservation board may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.
- D. Historic District. Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to class 1 regulations until such time that they may be reclassified. Non-contributing structures/sites shall be subject to review by the historical site preservation board before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted by each district.

(Prior code § 18-51)

15.48.090 - Investigation and study by the planning commission.

The city council designates the planning commission to act as an investigatory and advisory body with respect to preservation of historic sites or structures within the city. The planning commission shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the planning and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation. The planning commission may request the assistance of any individual who has knowledge and interest in the cultural, socioeconomic, architectural or archaeological history of the area, either through experience, training, education or occupation.

(Prior code § 18-52)

15.48.100 - Notice of public hearing by the planning commission.

- A. Mailed notice of the public hearing shall be provided at least ten (10) days prior to the hearing to the owners of all property lying within the area proposed to be designated as an historic site or district or within three hundred (300) feet of the outer boundaries of the area proposed to be designated as an historic site or district, and in addition to such mailed notice, notice of such hearing shall be published in a newspaper of general circulation within the city at least ten (10) days prior to such hearing. If mailed notice as required above would result in notice to more than two hundred fifty (250) persons, as an alternative to such mailed notice, notice may be given by placing a display advertisement in a newspaper of general circulation in the city, and by posting such notice in at least three conspicuous places within the proposed boundaries of such site.
- B. Notice of public hearing before the city council may be combined with the notice of public hearing before the planning commission; provided, that the date set for public hearing before the city council shall be not more than sixty (60) days later than the date set for public hearing by the planning commission. For good cause, the public hearing may be continued from time to time, without further published notice, by announcing the fact at the time and place set for the public hearing before the city hearing body.

(Prior code § 18-53)

15.48.110 - Findings—Recommendation to the city council.

Following such public hearing, the planning commission shall make findings upon which it shall base its recommendation to the city council concerning the designation of such proposed historic site or district. Within thirty (30) days after the conclusion of the public hearing, the planning commission shall file its recommendation with the city council, together with a report of findings, hearings, and other supporting data.

(Prior code § 18-54)

15.48.120 - Public hearing—City council.

The city council shall hold a public hearing upon notice given in the same manner and to the same persons as required for the public hearing before the planning commission, which notices may be combined as stated elsewhere in this chapter.

(Prior code § 18-55)

15.48.130 - Same—Conduct.

At the public hearing the city council shall receive all evidence and hear all interested persons, and the matter shall then be submitted to the city council for decision.

(Prior code § 18-56)

15.48.140 - Same—Findings and decisions—Resolution.

If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district. From and after the adoption of such resolution, all property within such historic site or district shall be subject to the rules and regulations governing the demolition, preservation, rehabilitation or alteration of historic sites.

(Prior code § 18-57)

15.48.150 - Markers for designated historic sites.

- A. Upon designation of an historic site by the city council, the planning commission may determine which historic sites shall be marked with uniform and distinctive markers. The markers shall be of a design approved by the planning commission.
- B. As a courtesy, notice may be given to the county historical commission and the state department of parks and recreation (office of historic preservation) regarding the proposed location of markers prior to installation to permit recommendations by those agencies.

(Prior code § 18-58)

15.48.160 - Initiation of proceedings for nomination in the national register.

- A. The planning commission may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the national register by motion, and shall then hold at least one public hearing prior to making a recommendation to the city council.

- B. The city council may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the national register by motion, and shall then refer the matter to the planning commission for public hearing and recommendation.
- C. Upon final action by the city council recommending a property for nomination to the national register, the recommendation will be forwarded by appropriate application to the state department of parks and recreation.

(Prior code § 18-50)

15.48.170 - Stay of demolition.

At any time after the initiation of proceedings for designation of an historic site or district, the planning commission may, upon its own motion or upon the application of any interested person, issue an order staying any proposed or threatened demolition or alteration of the exterior or any structure within or upon such proposed site. Such stay order shall be effective for no longer than one hundred twenty (120) days, and is intended to afford time for necessary studies, hearings and determination whether such sit should be designated as an historic site. Such stay order may be extended once for a period not to exceed sixty (60) days.

(Prior code § 18-71)

15.48.180 - Effect of stay order—Exceptions.

Upon the issuance of a stay order, no permit shall be given for the demolition or exterior alteration of any structure or the interior arrangement of a public building described in such stay order and any such permit previously issued shall forthwith be revoke subject to any legal constraints that may exist; provided, however, that a stay order shall not prevent the performance of an repairs, demolition, or removal necessary for the protection of public health or safety, and ordered by the chief building official of the city to be performed by the owner or occupier of such structure.

(Prior code § 18-72)

15.48.190 - Approval required.

No person may undertake any of the following within or upon a class 1 historic site without a certificate of approval from the planning commission:

- A. Construction of a new structure.
- B. The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure.
- C. A change in land use which affects the exterior appearance of a structure or the interior

arrangement of public buildings.

- D. The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.

(Prior code § 18-73)

15.48.200 - Application for permit to construct or alter structures.

A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a class 1 historic site or an historic district shall file an application upon a form prescribed by the city. The application shall include all necessary information required by the rules of the planning commission. When the application is filed, it shall be referred to the planning commission for review at its next meeting.

(Prior code § 18-74)

15.48.210 - Factors to be considered upon permit application.

In reviewing and acting upon each application, the planning commission shall consider:

- A. The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area.
- B. The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area.
- C. The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant.
- D. Archaeological or ecological significance of the area.

(Prior code § 18-75)

15.48.220 - Board action restricted to exterior features—Exception.

- A. The planning commission shall consider and pass upon only the exterior features of a structure and may not consider the interior arrangement of the structure, except in the case of public buildings. The commission may not disapprove applications except in regard to the considerations set forth in this chapter and in rules and regulations adopted by the planning commission pursuant to this chapter.
- B. It is the purpose and intent of this chapter that the planning commission be strict in its judgment or plans for structures considered to have great historic or architectural value. It is also the purpose of this chapter and the intent of the city council that the planning commission be lenient in its judgment of plans for structures which have little or no historic value except for plans which

seriously impair the historic or architectural value of surrounding structures or the archaeological or ecological value of surrounding, area. In adopting this chapter the city council does not intend to limit new construction, alteration or repairs to any particular period or architectural style.

(Prior code § 18-76)

15.48.230 - Procedure upon permit application.

- A. Upon the filing of an application, the secretary of the planning commission shall set the matter for review and shall give notice in accordance with this chapter and the rules of the planning commission. The planning commission shall make its decision within forty-five (45) days from the date the application is filed. If the planning commission fails to act within forty-five (45) days, the application is considered approved unless the applicant and the planning commission agree to an extension of time.
- B. At the conclusion of its review, the planning commission shall make its decision and shall file a certificate of approval or certificate of rejection with the building official of the city. No person may do any work upon a structure which is subject to an application until the planning commission has filed its certificate of approval. If the planning commission files a certificate of rejection, the building or demolition official may not issue a permit for such work.

(Prior code § 18-77)

15.48.240 - Special considerations.

- A. If an application affects the exterior appearance of a structure or proposes to demolish a structure in a manner which the planning commission considers to be detrimental to the city, the planning commission shall attempt, in cooperation with the owner to arrive at an economically feasible plan for the preservation of the structure.
- B. If the planning commission is satisfied that the propose construction or alteration will not materially impair the historic or architectural value of the structure, it shall approve the application.
- C. If the planning commission finds that the retention of the structure constitutes a hazard to public safety and the hazard cannot be eliminated by economic means available to the owner, it shall approve the application.
- D. The planning commission may approve the application if any of the following circumstances exist:
 1. The structure is a deterrent to a major improvement program which substantially benefits the city;
 2. Retention of the structure causes an undue hardship to the owner; or
 3. Retention of the structure is not in the interest of the majority of the inhabitants of the city.
- E.

The planning commission may approve the moving of a structure of historical architectural value as an alternative to demolition.

(Prior code § 18-78)

15.48.250 - Limit on number of permit applications.

No application for the same or similar work may be filed within one year after the planning commission has rejected it.

(Prior code § 18-79)

15.48.260 - Preexisting building permits.

This chapter does not apply to construction, alteration, moving or demolition of a structure started under a building permit issued before the effective date of this chapter.

(Prior code § 18-80)

DEVELOPMENT SERVICES TENTATIVE FUTURE AGENDA 2023

05/03/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- Joint Study Session with the City Council and Planning Commission Citywide Parking and Sign Standard Updates 5PM (Perez)
- Non-Hearing - Pueblo Viejo Downtown Parking Survey Update for future management of existing parking supply. (Lara)
- Non-hearing – City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development (Fernandez)

05/10/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- Non-Hearing - Pueblo Viejo Downtown Parking Survey Update for future management of existing parking supply. (Lara)
- Non-hearing – City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development (Fernandez)
- Consent – Ordinance No. 1202 CFD Annex 32 Placita Dolores Huerta second reading

05/17/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – General Plan Amendment 23-01, Environmental Assessment 23-01 – Santa Rosa Business Park is a proposal to change the General Plan Land Use designation of a 39+ acre site located at the southeast corner of Avenue 54 and Tyler (APN: 763-260-001) from the existing Urban Employment Center designation to the Industrial District designation. The site is vacant and the current zoning (M-H, Heavy Industrial) is compatible with the proposed Industrial District designation. (Moreno)
- PH – ZOA 22-03, GPA No. 23-02, EA No. 23-02 - Zoning Consistency Update an update of the Citywide Zoning Map and Coachella Municipal Code Zoning Ordinance for consistency with the City of Coachella General Plan adopted in 2015. The effort includes establishment of new Zoning Districts and standards as identified in the City of Coachella General Plan for consistency with General Plan land use designations. The project also includes minor clean up items to the Coachella General Plan and General Plan Map to resolve errors, oversights, and inconsistencies. (Perez)
- PH – Coachella Airport Business Park - Haagen Co., LLC, is proposing to develop the Coachella Airport Business Park, a mixed-use business park development which includes warehouse space, commercial cannabis-related uses, small businesses, self- and vehicle-storage, a drive thru restaurant and service station/mini mart-related land uses, and an electric substation for Imperial Irrigation District with total building areas of 624,150 sq. ft. located at the Northwest corner of the intersection of State route 86 (SR-86) and Airport Boulevard in the City of Coachella.
- PH - Tripoli Mixed-Use Project (2nd Amendment) - Conditional Use Permit No. 351 (2nd Amendment), Architectural Review No. 22-04 (2nd Amendment) to amend conditions of approval for a high-density multifamily residential project of 108 units in conjunction with commercial uses on 2.8 acres of vacant C-G (General Commercial) zoned property. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue

05/24/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH – Special Election and Canvassing of Results for Authorization to Levy a Special Tax Within Annexation Area No. 35 (Tripoli Apartments).
- PH - Tripoli Mixed-Use Project (2nd Amendment) - Conditional Use Permit No. 351 (2nd Amendment), Architectural Review No. 22-04 (2nd Amendment) to amend conditions of approval for a high-density multifamily residential project of 108 units in conjunction with commercial uses on 2.8 acres of vacant C-G (General Commercial) zoned property. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001). Dave Davis, Chelsea Investment Corporation (Applicant).

06/07/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

06/14/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH – General Plan Amendment 23-01, Environmental Assessment 23-01 – Santa Rosa Business Park is a proposal to change the General Plan Land Use designation of a 39+ acre site located at the southeast corner of Avenue 54 and Tyler (APN: 763-260-001) from the existing Urban Employment Center designation to the Industrial District designation. The site is vacant and the current zoning (M-H, Heavy Industrial) is compatible with the proposed Industrial District designation. (Moreno)
- PH – ZOA 22-03, GPA No. 23-02, EA No. 23-02 - Zoning Consistency Update an update of the Citywide Zoning Map and Coachella Municipal Code Zoning Ordinance for consistency with the City of Coachella General Plan adopted in 2015. The effort includes establishment of new Zoning Districts and standards as identified in the City of Coachella General Plan for consistency with General Plan land use designations. The project also includes minor clean up items to the Coachella General Plan and General Plan Map to resolve errors, oversights, and inconsistencies. (Perez)

06/21/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – 6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)

06/21/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

07/05/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- Non-hearing – Citywide Wireless Telecommunications Facility compliance update (Fernandez)

07/12/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH – 6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)

07/19/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

07/26/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

08/02/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M. (CANCELLED)