

GENERAL PLAN STUDY SESSION

June 19, 2013

Agenda



- Introduction and Overview
- Vision and Guiding Principles
- Development Character and Quality
- The Development Process
- Outcomes
- The Housing Element
- Next Steps

Overview

Plan Drivers and Requirements

- State Requirements
 - ▣ General Plan updates are required
 - ▣ Climate Change (AB 32 and SB 375)
 - ▣ Redevelopment agency dissolution
 - ▣ Water reduction requirements
- Planning Trends
 - ▣ State/local budget crisis
 - ▣ Housing market crash and rise in foreclosures
 - ▣ Healthy communities movement
 - ▣ Complete streets act
- Community Input
 - ▣ Fiestas de la Salud
 - ▣ Wellness Advisory Committee

Community Process

Wellness Advisory Committee Meetings

WAC
#1 -
July 19,
2011

WAC
#2 -
Sept 8,
2011

WAC
#3 -
Oct 25,
2011

WAC
#4 -
Jan 10,
2012

WAC
#5 -
June
14,
2012

WAC
#6 -
August
2, 2012

WAC
#7 -
March
14,
2013

Fiesta de la Salud Health Element Public Workshops

Fiesta #1
Sept 20,
2011

Fiesta #2
Feb 9,
2012

Fiesta #3
Sept 20,
2012

General Plan Documents and Hearings

Notice of
Preparation –
Spring 2013

Draft GP
Released –
Spring 2013

Study Session
– June 2013

Draft CAP –
June 2013

Draft EIR -
Summer2013

Hearings and
Final GP/EIR –
Fall 2013

Vision and Guiding Principles

General Plan Overview and Structure

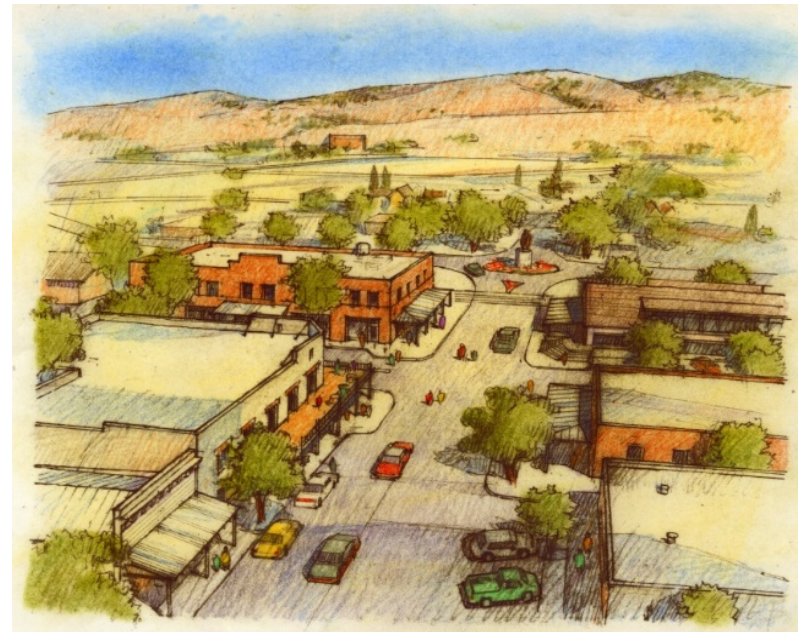
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1. Introduction
2. Vision, Guiding Principles, + Philosophy
3. Existing Conditions
4. ***Land Use + Community Character***
5. ***Circulation***
6. ***Community Health + Wellness***
7. ***Sustainability + Natural Environment***
8. ***Safety***
9. ***Infrastructure + Public Services***
10. Noise
11. Housing
12. Implementation Actions



Vision

- *Transform the City from a small town to a medium-sized, full-service city – a city where people can live, work, and play...*



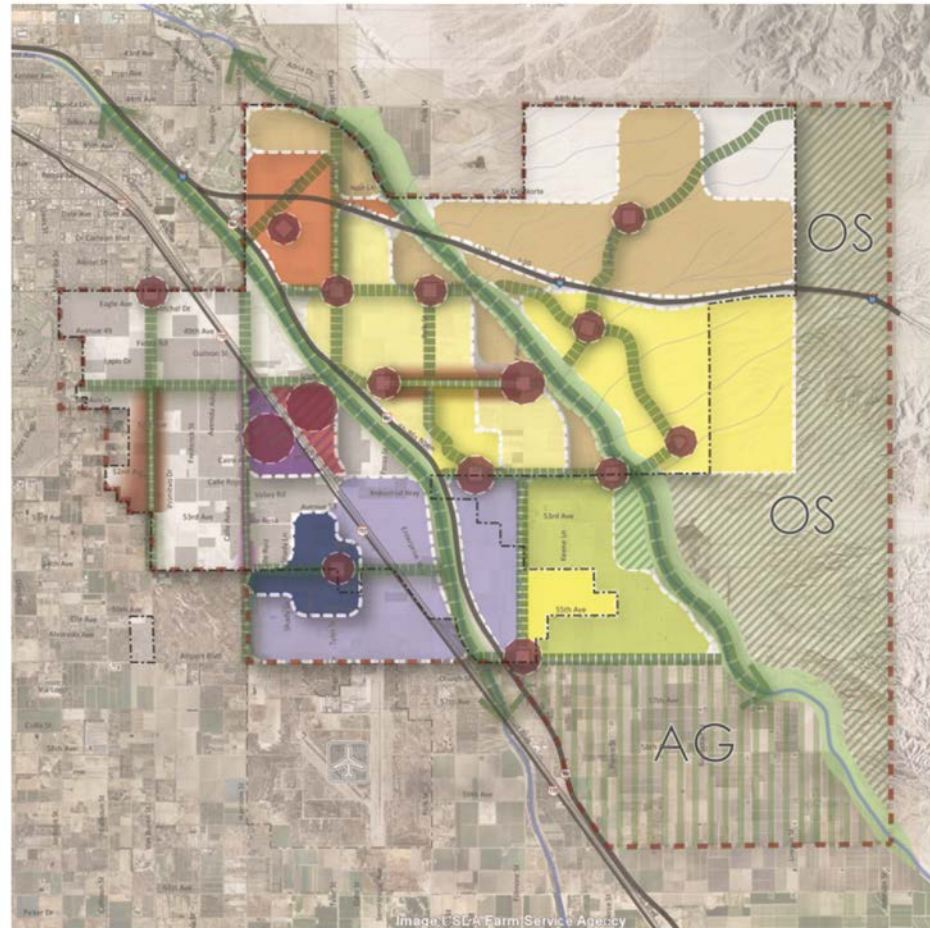
Vision Maps



Well-connected street system



Extensive open space



A complete city

Development Character and Quality

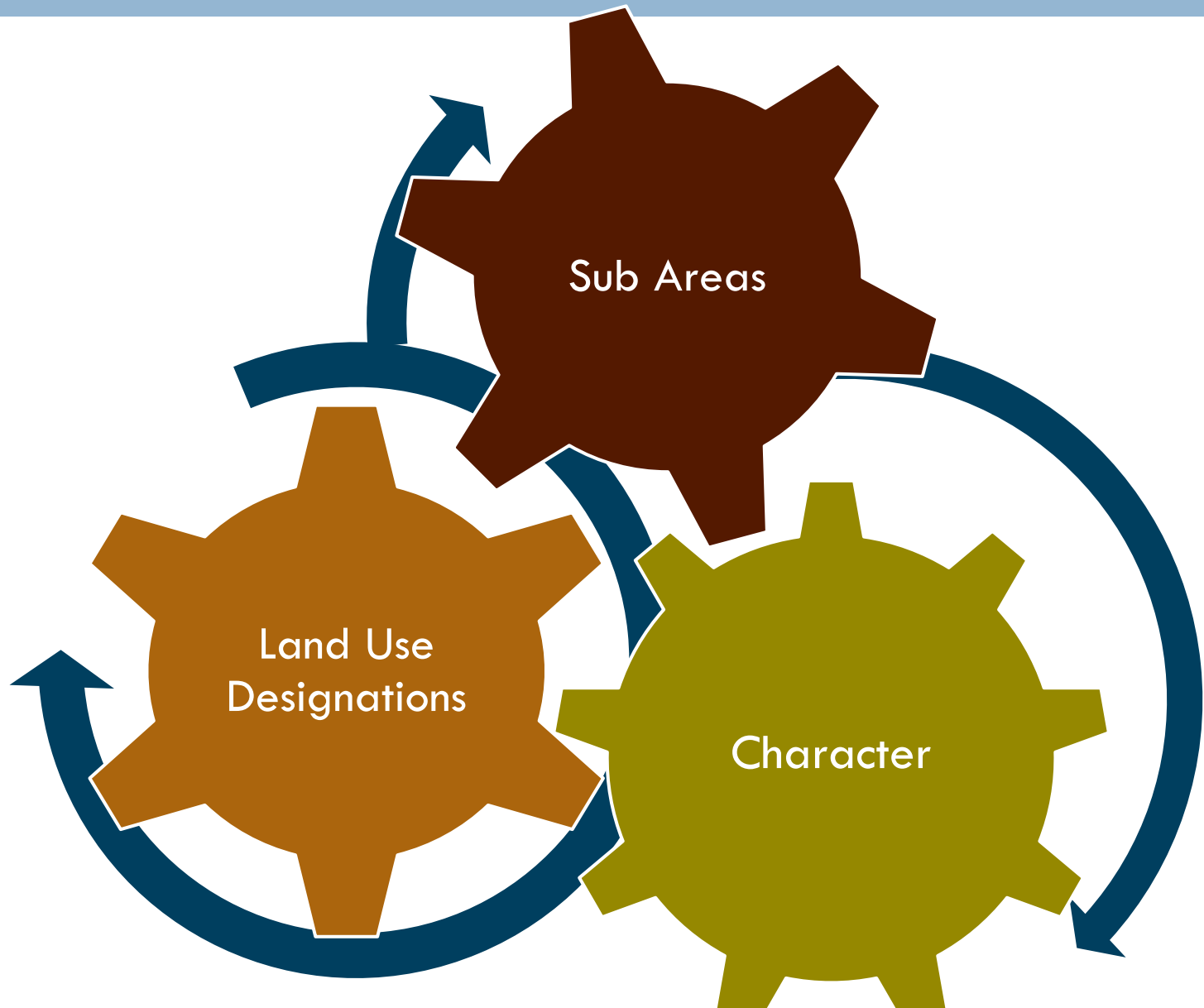
General Plan Designations

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- CA law requires that General Plans identify the future intended land use in the City and the allowable density or intensity of development.
- The General Plan designations provide
 - ▣ A vision of the organization of uses in the City
 - ▣ A flexible structure to allow for changes in economic conditions and community visions.

A new way to think about Coachella's land use regulation

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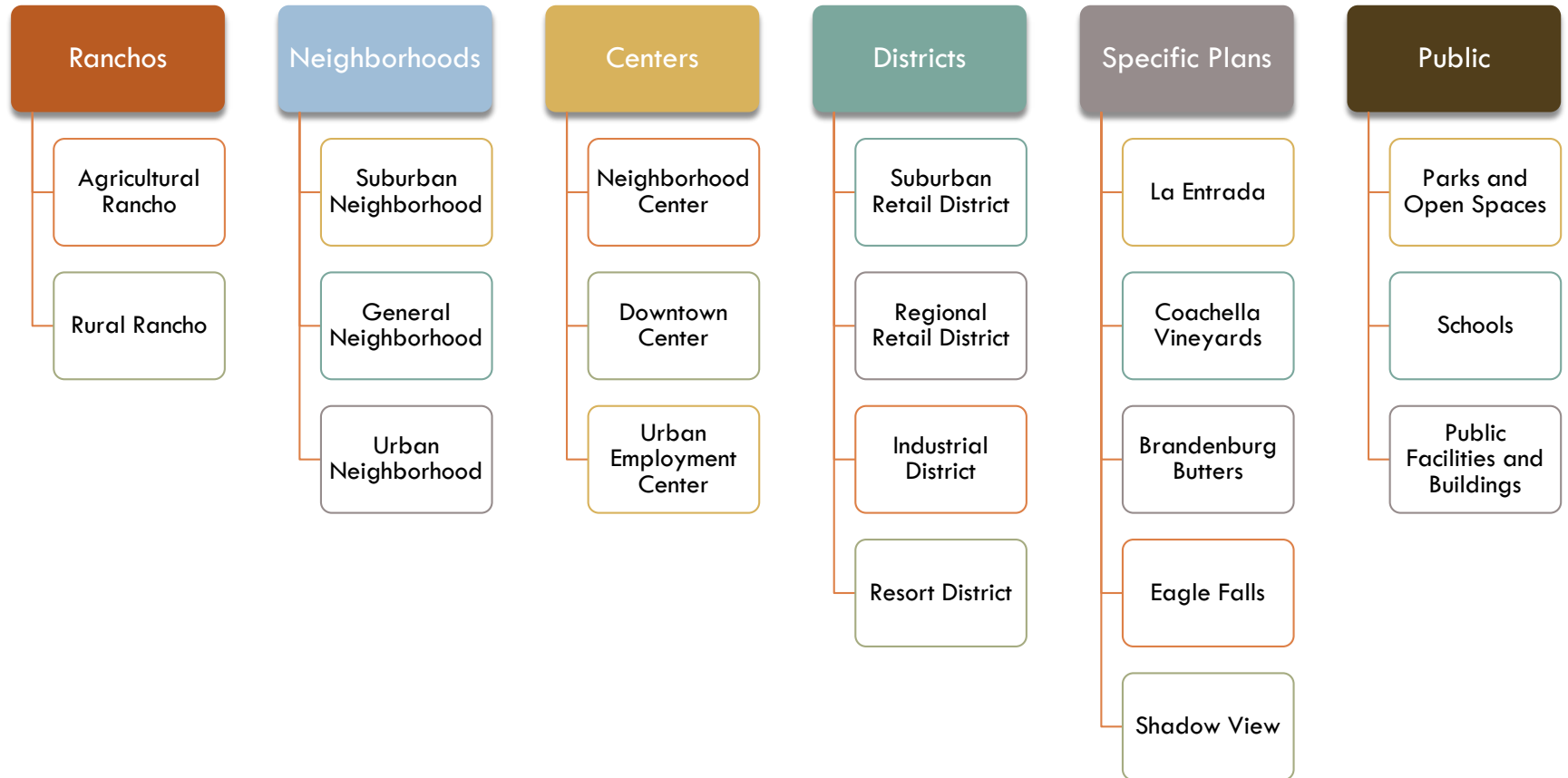


General Plan Designations

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- Provide more detailed information on the built form and character of the uses than is typically found in a general plan.
- Except for Public and Specific Plan designations, each designation has policy guidance on:
 - Intent and purpose.
 - Intended physical character.
 - Allowed land uses.
 - Development intensity.
 - Network and connectivity.
 - Street design.
 - Parks and open space.
 - Urban form guidelines.

Categories of Designations



- ## ■ Diverse housing options for all family-types

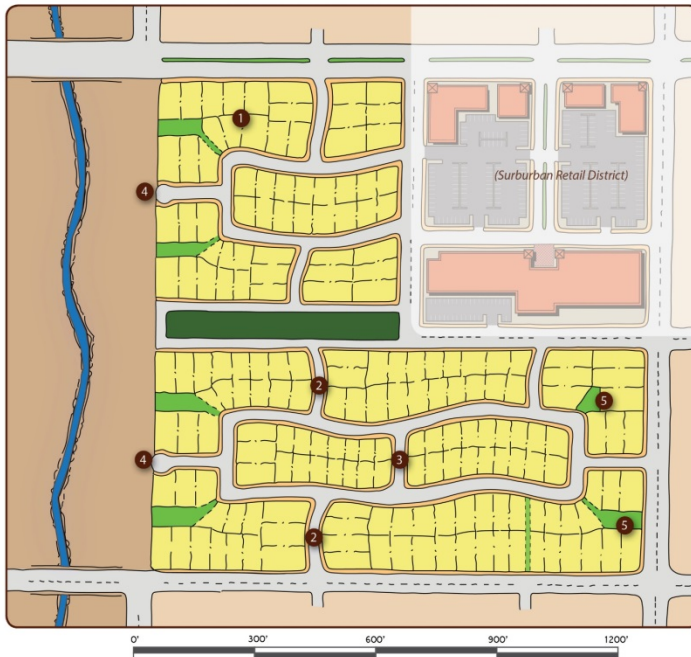
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Character Direction



Character Direction

Suburban Neighborhood



- 1 Predominantly detached single-family housing type.
- 2 Walkable blocks with through streets at regular intervals.
- 3 Sidewalks provided on both sides of the street.
- 4 Cul-de-sacs permitted if waterways or sensitive habitats exist.
- 5 Tot lots or mini-parks integrated into neighborhood.

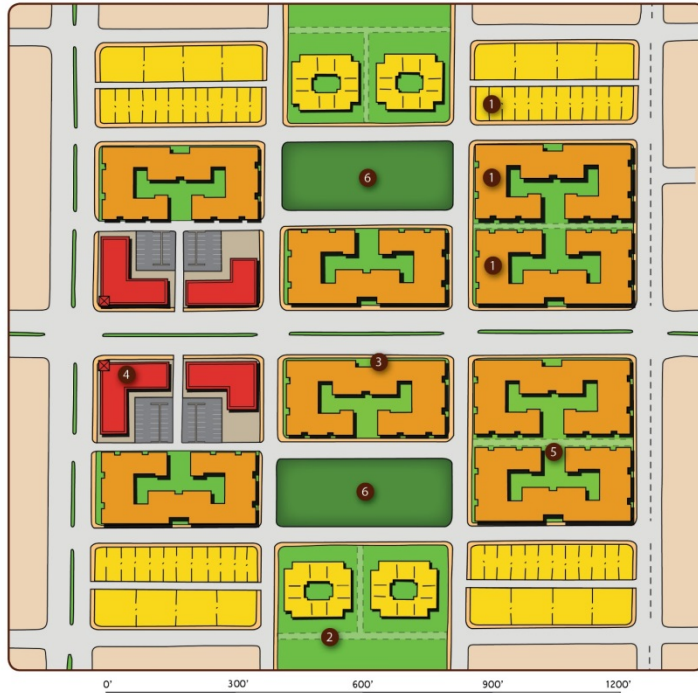
General Neighborhood



- 1 Diversity of housing in close proximity and well-connected to neighborhood center.
- 2 Neighborhood park located near the center of the community.
- 3 Well-connected street network with 200' x 350' blocks.
- 4 Multiplex/efficiency dwelling housing type fronting arterial.
- 5 Alley-loaded attached building types can be used for narrow lots.

Character Direction

Urban Neighborhood



- 1 Mix of housing types, including townhouses, courtyard housing, and apartment buildings.
- 2 Pedestrian pathways allow mid-block connections.
- 3 Residential entrances located to the front.
- 4 Commercial uses within walking distance of residents.
- 5 Block sizes of approximately 300 to 400 feet.
- 6 Open spaces serve as amenity for residents.

Neighborhood Center



- 1 Green space integrated into design provides gathering place.
- 2 Supermarket or other large format retail store anchors neighborhood center.
- 3 Connections to surrounding neighborhoods allow residents to walk to shops.
- 4 Wide sidewalks (15 -18 feet) and buildings near edge of sidewalk create walkable shopping environment.
- 5 "Main street"/mixed-use buildings with minimal setback provide opportunities for local-serving retail.

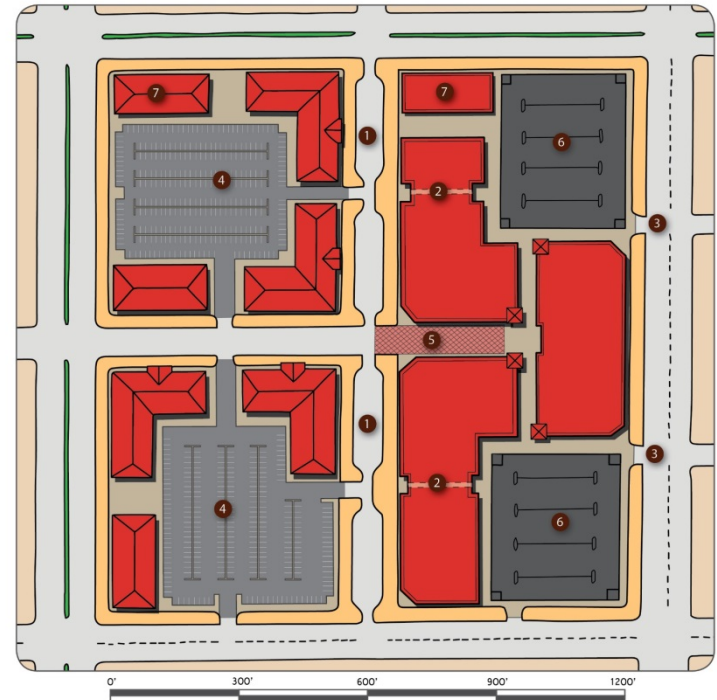
Character Direction

Suburban Retail District



- 1 Liner buildings front major streets.
- 2 Connections to surrounding neighborhoods improve access.
- 3 Parking lots are mostly set back from major streets.
- 4 Private, internal driveways service retail parking lots.
- 5 Service functions occur at the rear of building and must be separated from adjacent uses.

Regional Retail District

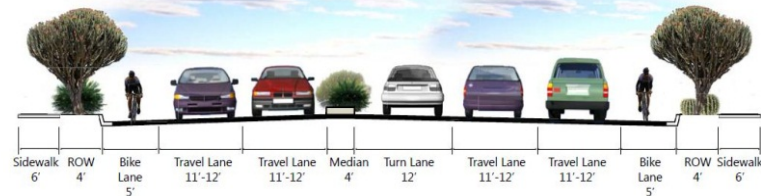
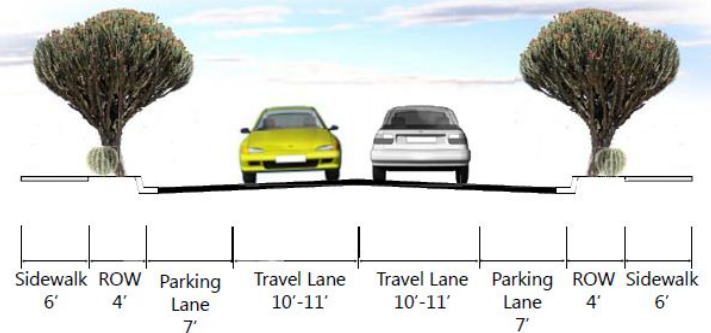
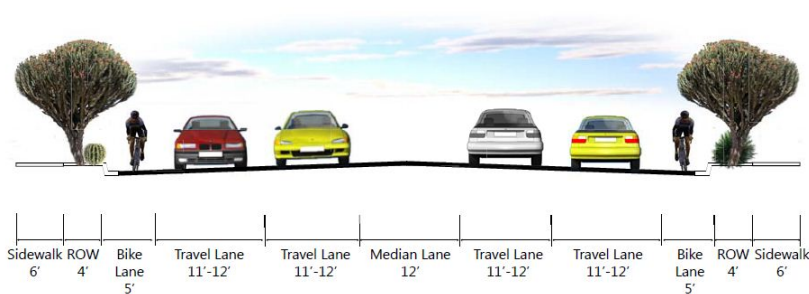


- 1 Wide sidewalks and on-street parking enhance district character.
- 2 Pedestrian paseos create smaller 'virtual' blocks within larger blocks.
- 3 Connections to adjacent neighborhoods allow residents to walk to services.
- 4 Parking primarily located behind buildings.
- 5 Major plaza creates central activity space.
- 6 Structured parking minimizes surface area needed for parking.
- 7 Commercial buildings front arterials.

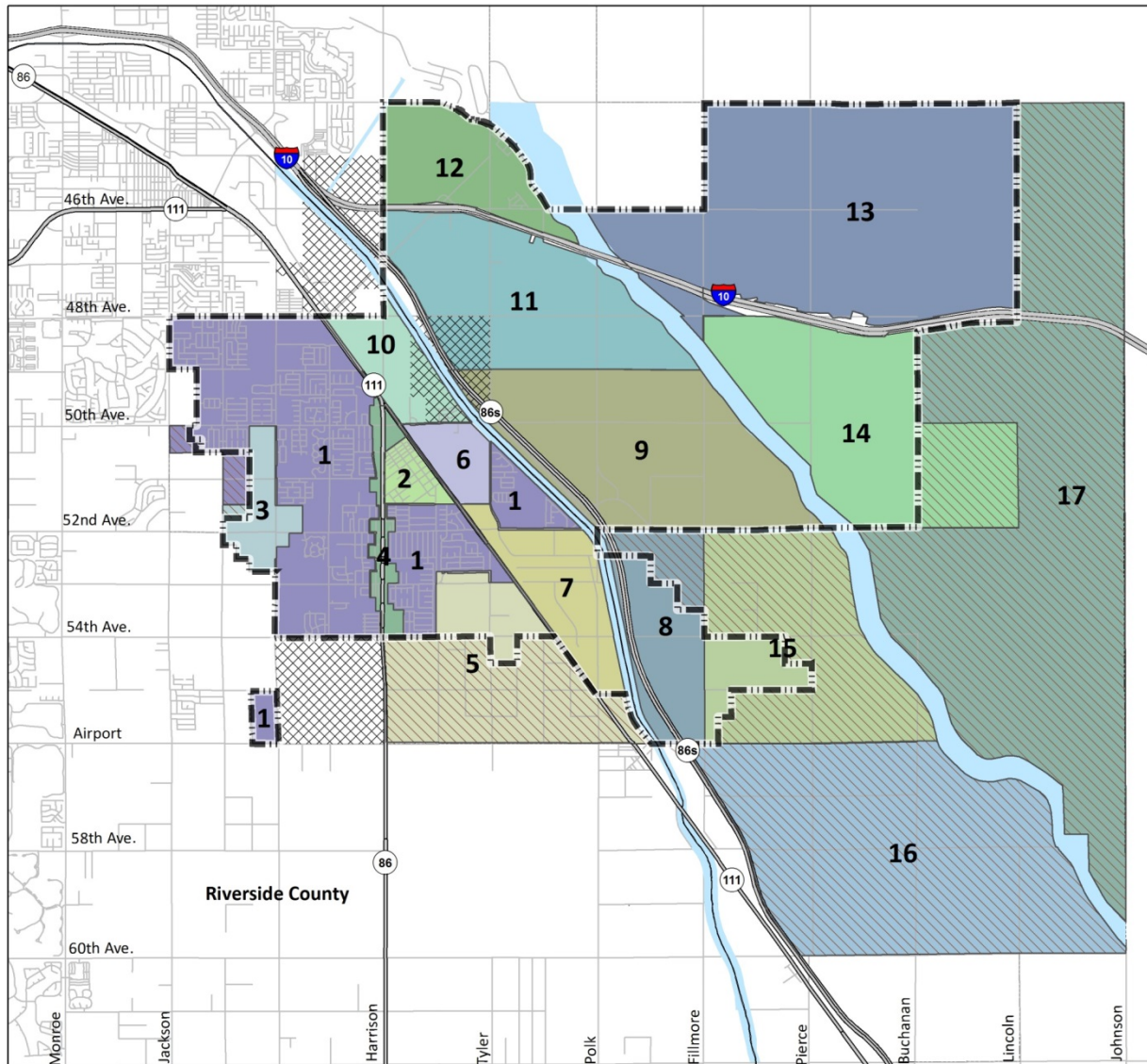
Multi Modal Transportation Emphasis

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- New street classifications that explicitly prioritize walking, bicycling, and transit



Subareas Further Define Vision



City of Coachella
General Plan Update 2035

General Plan Subareas

Legend

- Coachella City Limits
- Tribal Land
- Sphere of Influence
- General Plan Planning Area

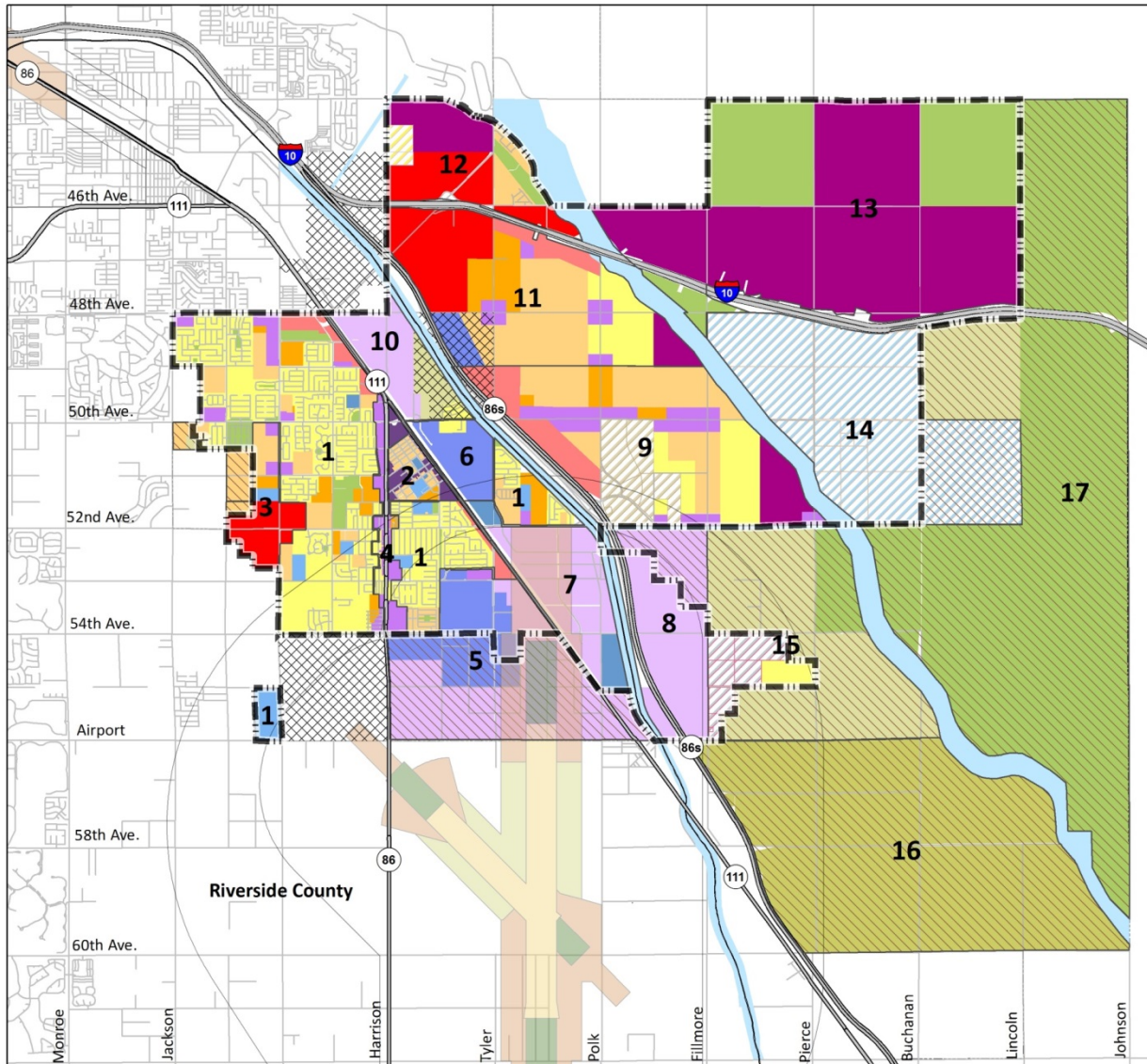
General Plan Subareas

- 1 - West Coachella Neighborhoods
- 2 - Downtown
- 3 - Van Buren Corridor
- 4 - Harrison Street Corridor
- 5 - Airport District
- 6 - Downtown Expansion
- 7 - South Employment District
- 8 - East Industrial District
- 9 - Central Coachella Neighborhoods
- 10 - North Employment District
- 11 - Commercial Entertainment District
- 12 - North Dillon Road
- 13 - The Uplands
- 14 - La Entrada
- 15 - Cocopah Area
- 16 - South Coachella
- 17 - Eastern Coachella

0 0.75 1.5 2.25 3
Miles



Land Use Map



City of Coachella General Plan Update 2035

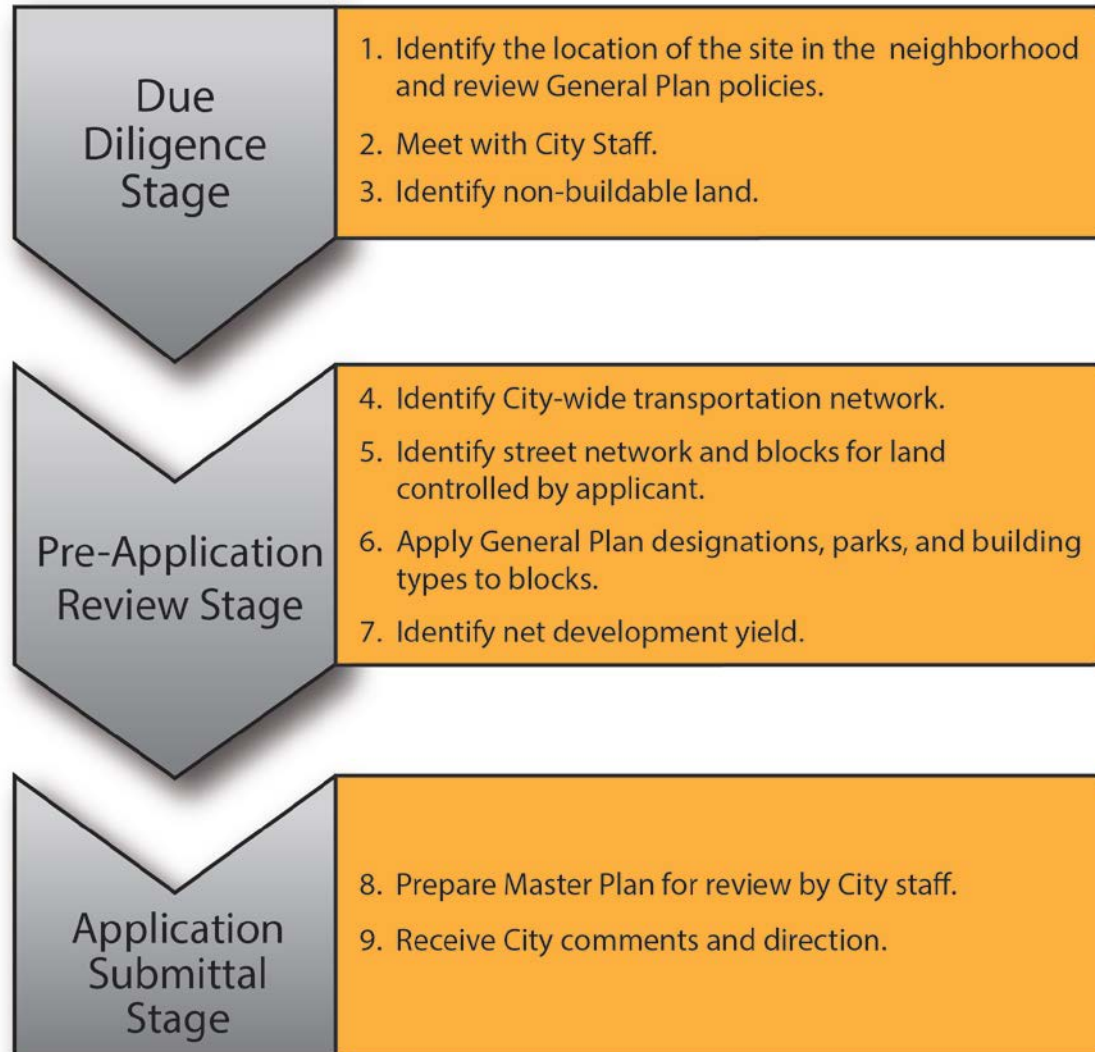
General Plan Land Use Designations Legend

	Coachella City Limits		Downtown Center
	Tribal Land		Urban Employment Center
	Sphere of Influence		Neighborhood Center
	General Plan Planning Area		Regional Retail District
	Zone A		Suburban Retail District
	Zone B1		Resort District
	Zone B2		Industrial District
	Zone C		Urban Neighborhood
	Zone D		General Neighborhood
	Zone E		Suburban Neighborhood
			Rural Rancho
			Agricultural Rancho
			Open Space
			School
			Public Facilities
			Brandenburg Butters Specific Plan
			Coachella Vineyards Specific Plan
			Eagle Falls Specific Plan
			La Entrada Specific Plan

0 0.75 1.5 2.25 3 Miles



Development Process



General Plan Outcomes

Outcomes

- ❑ New homes: 34,295
- ❑ New population: 93,711
- ❑ New jobs: 25,755
- ❑ Health interwoven throughout plan
- ❑ Encourages walkability and activity
- ❑ 15% VMT reduction
- ❑ Meets 2020 GHG reduction target

Next Steps

Next Steps

- June 2013: Release of Draft CAP
- Summer 2013: Draft EIR release and public review
- Fall 2013: Hearings to certify EIR and adopt GP



Housing Element Update

City of Coachella

City Council & Planning Commission Study Session

June 19, 2013

Housing Element Discussion Items

- Housing Element Overview
- Regional Housing Needs Allocation (RHNA)
- Stakeholder Consultations
- Housing Plan
- Schedule
- Comments/Questions

Housing Element Requirements

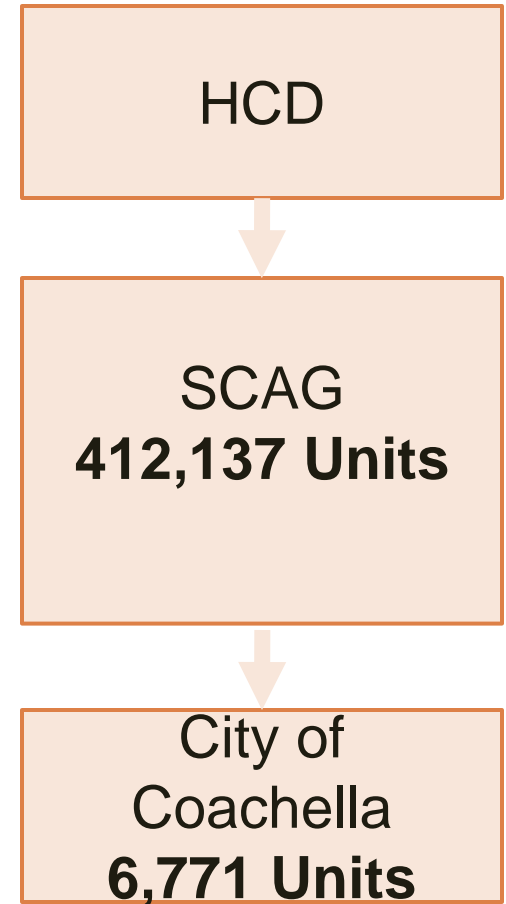
- State housing element law
 - ▣ Importance of compliance and certification
- Components
 - ▣ Needs assessment
 - ▣ Review of previous
 - ▣ Constraints analysis
 - ▣ Resources
 - ▣ Housing plan

Housing Element Requirements

- Recent legislation
 - SB 812 (2010): Persons with developmental disabilities housing needs
 - SB 375 (2008): Rezoning and update schedule
 - SB 244 (2011): Disadvantaged communities

Regional Housing Needs Allocation (RHNA)

- HCD determines total State/regional housing needs
- SCAG allocates the regional number to cities and counties
- Allocation is distributed among 5 standard income categories



2008–2014 Remaining RHNA

Income Category	Number of Units
Extremely Low-Income	644
Very Low-Income	435
Low-Income	837
Total	1,916*

* Equates to approximately 64 acres of land zoned at 30 units per acre

2014-2021 RHNA

Income Category	Number of Units	Percentage of Total
Extremely Low-Income	777	11.5%
Very Low-Income	778	11.5%
Low-Income	1,059	16%
Moderate-Income	1,212	18%
Above Moderate	2,945	43%
Total	6,771	100%

RHNA Approach

- “Carry forward” remaining 4th cycle RHNA (save time and resources)
- Identify vacant and underutilized sites appropriate for housing for all income levels
- Rely on new General Plan densities
- Maximize housing opportunities in walkable and transit-oriented centers with access to services and amenities

Stakeholder Consultations

- Barriers to housing:
 - ▣ Extremely low incomes
 - ▣ Large families
 - ▣ Limited supply of rental housing
 - ▣ Citizenship/residency status
 - ▣ Financing for home purchases and rehabilitations
- Housing needs:
 - ▣ Rental homes for families
 - ▣ Quality mobile homes
 - ▣ Housing with access to adequate transportation and infrastructure

Stakeholder Consultations

- Housing issues:
 - ▣ Greater need for assistance due to economic downturn
 - ▣ Substandard mobile home communities
 - ▣ Code enforcement
- Under-served populations:
 - ▣ Farmworkers with families
 - ▣ Indigenous population

Housing Plan



Goals: Existing

1. Provide adequate housing in a range of prices and types.
2. Achieve balanced growth.
3. Conserve and improve existing housing.
4. Reduce residential energy usage.
5. Support equal housing opportunity.
6. Facilitate the maintenance, improvement, and development of housing.
7. Provide housing for all economic segments of the community.
8. Preserve existing affordable housing.

Programs: Continue

- First Time Homebuyer Loan Program
- Residential Rehabilitation Loan Program
- Energy Conservation
- Infill Housing
- Residential Mixed-Use Development

Programs: Continue

- Lower-Income and Special Needs
- Farmworker Housing
- Zoning Ordinance Amendments
 - Group Homes and Residential Care Facilities
 - Reasonable Accommodations
 - Parking Requirements for Special Needs

Programs: Potential New

- Inclusionary Housing
- Developmental Disabilities
- Mobile Home Parks
 - ▣ Mobile Home Ownership Program
 - ▣ Health and Safety Improvements
- Mix of Neighborhood and Housing Types
- Zoning Code Update

Housing Element Update Schedule

Planning Commission hearing for HCD
Submittal approval

July

HCD Review

July - August

Planning Commission Hearing

September

City Council Adoption Hearing

September/October

Final HCD Review and Certification

October - December

Comments/Questions