

**CITY OF PALM DESERT
PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: March 18, 2024

PREPARED BY: Nick Melloni, AICP, Principal Planner

SUBJECT: REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND RECOMMEND THAT THE CITY COUNCIL AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:

1. Review and comment on the General Plan and Housing Element Annual Progress Reports for the 2024 calendar year.
2. Recommend that the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

BACKGROUND/ANALYSIS:

General Plan Annual Progress Report

California state law requires all cities and counties to adopt a general plan, generally in the form of a long-range planning document “for the physical development of the county, or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (Gov. Code §65300). The City Council adopted the 2040 Palm Desert General Plan on November 10, 2016, via Resolution No. 2016-87. The General Plan contains nine (9) elements and implements the mandatory elements required by California Government Code (GC) Section 65302 as summarized below:

Table 1: Palm Desert General Plan Elements

Palm Desert General Plan Chapter	Implementation of Mandatory Element
Land Use & Community Character	Land Use Element (GC § 65302(a))
Mobility	Circulation Element (GC § 65302(b))
Health & Wellness	
Environmental Resources	Conservation Element (GC § 65302(d)) Open Space Element (GC § 65302(e))
Noise	Noise Element (GC § 65302(f)(1))
Safety	Safety Element (GC § 65302(g)(1))
Public Utilities & Services	Conservation Element (GC § 65302(d))
City Center Area Plan	
Housing	Housing Element (GC § 65302(c))

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Palm Desert General Plan each calendar year. The report is prepared in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st. This report is provided to assist citizens and City officials with gauging progress towards achieving the City’s stated goals and objectives.

The City did not previously submit General Plan APRs based on an exemption for charter cities. The adoption of SB 1333 in 2019, however, removed the exemption and required all jurisdictions to prepare General Plan APRs. This will be the City’s first report of the General Plan APR. The attached report outlines compliance with all General Plan goals, policies, and programs during the 2024 calendar year.

Housing APR

Preparing and submitting the Housing APR to HCD and OPR is required by all cities pursuant to SB 35 and AB 879, enacted in 2017. Codified as Government Code 65400, this legislation requires cities to prepare a Housing APR that outlines annual building activity, housing development applications received, and progress towards achieving a city’s Regional Housing Needs Allocation (RHNA).

The City’s RHNA numbers assigned for the current planning cycle (6th Cycle), and current progress are summarized below:

Table 2: City of Palm Desert Progress Towards 6th Cycle RHNA Goal

Total Progress Towards 2021-2029 RHNA Allocation													
New Housing Units permitted by Income Category and Year													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	405	-	-	-	-	-	-	426	249	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		39	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113	428	421	111	-	-	-	-	-	962	232	80%
Total	2,790	113	452	1,090	111	-	-	-	-	-	1,655	1,135	59%

As shown, the City has made substantial progress towards each of the income categories. The City has approved additional affordable housing developments which are in the process of obtaining building permits, and will contribute to the City’s RHNA progress.

Environmental Review:

The General Plan APR and Housing APR are not subject to CEQA as the reports are not considered a project as defined in CEQA Guidelines Section 15378(b)(2).

Legal Review:

This report has been reviewed by the City Attorney’s office.

FINANCIAL IMPACT:

There is no financial impact associated with this action.

ATTACHMENTS:

1. General Plan and Housing Element Annual Progress Report