

# CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Nick Melloni, AICP, Principal Planner

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

## **RECOMMENDATION:**

1. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
2. 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 the California Government Code (GC) Section 65302 as summarized below:

**Table 1: Palm Desert General Plan Elements**

<b>Palm Desert General Plan Chapter</b>	<b>Implementation of Mandatory Element</b>
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))

City of Palm Desert  
 2024 General Plan and Housing Element Annual Progress Report

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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.

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 Element Annual Progress Report

Preparing and submitting the Housing APR to HCD and OPR is required for 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). This report is due to OPR and HCD by April 1<sup>st</sup> of each year. The City has consistently filed this report.

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

**Table 2: City of Palm Desert Progress Towards 6<sup>th</sup> 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	406	-	-	-	-	-	-	427	249	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		60	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113*	428	417	117	-	-	-	-	-	1,075	119	90%
<b>Total</b>	<b>2,790</b>	<b>113*</b>	<b>452</b>	<b>1,087</b>	<b>117</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,769</b>	<b>1,021</b>	<b>63%</b>

\*Includes units permitted during the 2021 Projection Period (6/30/2021 – 10/14/2021)

As summarized in Table 2, 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.

In addition to the 117 units permitted during 2024, the City issued entitlements for 517 new residential units with the approval of Vesta Apartments, Arc Village, and Toll Brothers at Shadow Ridge. The City also conducted final inspections and issued certificates for approximately 268 units.

**Public Input:**

This item is not public hearing. No public input has been received.

**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).

**Appointed Body Recommendation:**

The Planning Commission reviewed the report at the regular meeting of March 18, 2025, and recommended the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State.

**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