

1.0 INTRODUCTION

This chapter is organized into the following sections:

- 1.1 What Is a Specific Plan?
- 1.2 Purpose of the Specific Plan
- 1.3 Relationship to Other Plans
- 1.4 Plan Organization & Use

1.1 What Is a Specific Plan?

A specific plan is a regulatory tool that local governments use to implement their general plans and to guide development in a localized area. While the general plan is the primary guide for growth and development in a community, a specific plan is able to focus on the unique characteristics of a special area by customizing the planning process and land use regulations to that area. A specific plan is enacted pursuant to Sections 65450–65457 et seq. of the California Government Code and implements the general plan by further refining the objectives for the project area. While Victorville’s status as a charter city exempts it from the requirements of this code, nonetheless this Specific Plan follows the provisions of the state code.

1.2 Purpose of the Specific Plan

The Old Town Specific Plan (the Plan) represents an update to the previous Old Town Specific Plan adopted in 1995. While the original plan focused on Old Town, this Plan expands the project area to include the area along Seventh Street to the south of the traditional Old Town core and the area north of the railroad tracks. Please see **Figure 2.2, Project Area**, in Chapter 2 of this Plan for a map showing the Specific Plan area boundaries.

The Old Town Specific Plan represents a blueprint for growth over the next 20-30 years. The purpose of the Specific Plan is to serve as a tool for revitalization of the Old Town, presenting an opportunity to transform this district into a unique, vibrant, mixed-use focal point for the region. This Plan promotes higher-density mixed-use development in the project area to bring new housing opportunities to the Old Town that will accommodate some of the new population growth that is anticipated to occur over the plan period. The Plan encourages new businesses and jobs to locate in Old Town and implements standards and guidelines to promote an attractive and pedestrian-oriented Old Town that reflects its historic character.

The Old Town Specific Plan is adopted by the City Council and establishes design and development regulations to implement the General Plan. The Old Town Specific Plan is a regulatory document that will serve as the zoning ordinance for the properties within its boundary. The Plan describes allowed land uses and densities, transportation and streetscape improvements, public signage, urban design guidelines, development standards, an infrastructure assessment, and implementation and financing strategies and guidelines. The Plan establishes the nature, character, and intensity of development that is needed to create a successful Old Town.

1.3 Relationship to Other Plans

1.3.1 General Plan

The City of Victorville’s General Plan 2030 was adopted in October 2008. The General Plan is the City’s overall guide for the use of Victorville’s resources, expresses the development goals of the community, and is the foundation upon which all land use decisions are made. The Specific Plan is a focused tool for detailed guidance and implementation of the General Plan as it relates to the Old Town project area.

According to the Victorville General Plan, the Specific Plan area is designated “Specific Plan” in the Old Town area covered by the previous Specific Plan, primarily Commercial in the area to the south along 7th Street, and a combination of Low Density Residential, Light Industrial, Mixed-Use Residential, and Open Space for the area north of the railroad tracks. The General Plan expects that a specific plan will provide a detailed land use and circulation plan along with specific development and design standards for the Old Town.

1.3.2 1995 Old Town Specific Plan

The previous Old Town Specific Plan was adopted in April 1995. This plan encompasses an area of 173 acres and is roughly congruous with the traditional Old Town core of Victorville. The plan prescribes four land use districts in the Old Town: Service Commercial, Storefront Commercial, Residential Apartment, and Residential Single Family, along with a restricted Industrial Overlay. The plan serves as a framework for the updated Old Town Specific Plan, which has been revised and updated to respond to current market conditions, community concerns, and planning best practices.



City of
Victorville

General Plan 2030

Development Department
Planning Division

1.3.3 Old Town Strategic Action Plan

This action plan was a very important step in the planning process that led to the development of this updated Old Town Specific Plan. The 2007 Old Town Strategic Action Plan provides a conceptual framework for revitalization of the traditional Old Town area and outlines action steps for successful implementation. Public outreach during the process was conducted to establish a vision for Old Town, and the action plan identifies a number of strategies to support the vision. Strategies include the development of standards and design guidelines, streetscape improvements, public signage, incentives for mixed-use development and residential infill, and the establishment and promotion of a unique Old Town identity. These strategies are fulfilled in this update to the Old Town Specific Plan.

1.3.4 Non-Motorized Transportation Plan

This Plan was adopted in June 2010 to provide a safe network of facilities for pedestrians, hikers, bicyclists, wheel chairs users and health enthusiasts that will link public facilities such as parks, open spaces, golf courses, the Victor Valley Transportaion Center, the Old Town Specific Plan area, the Victor Valley Community College, the Mojave Narrows Regional Park and other destinations. The plan will assist in revitalized Old Town by reducing auto trips, creating a liveable, healthy community where more people can walk and bicycle, furthering the goal of walkability in Old Town.

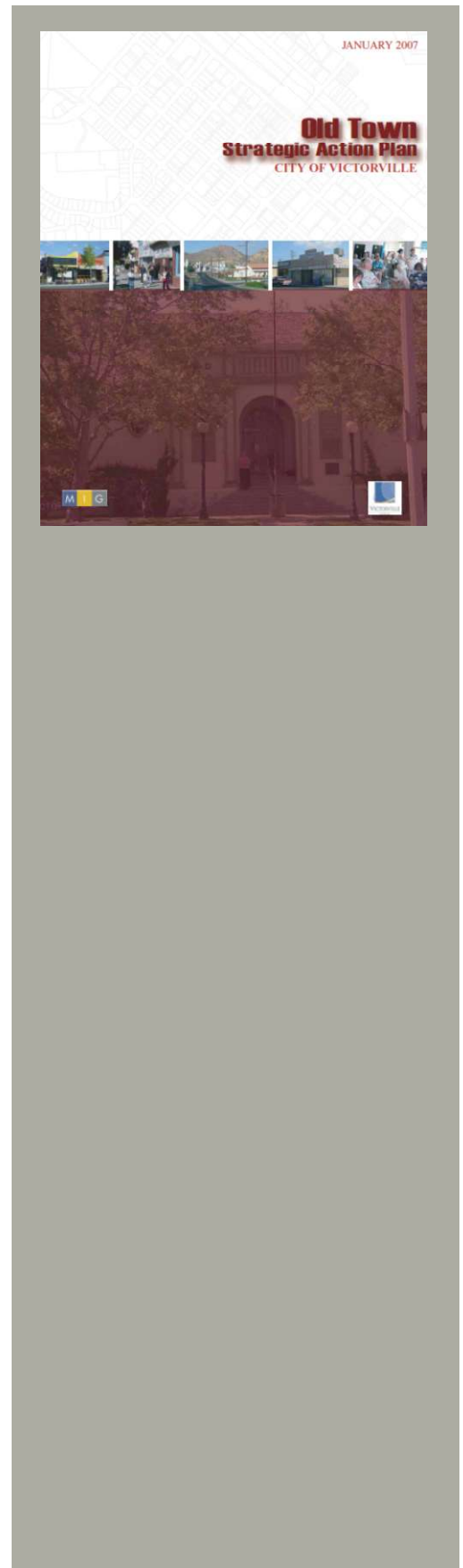
1.3.5 SANBAG (SBCTA/SBCOG) Points of Interest Pedestrian Plan (PIPP)

SANBAG (SBCTA/SBCOG) recently (2016) chose Old Town as the City of Victorville PIPP. Identifying Old Town as the PIPP will help to prioritize pedestrian improvements to the area. SANBAG has conducted (July 2016) a bicycle and pedestrian count and has prepared a draft improvement plan (December 2016). Although this effort is ongoing, the Old Town Specific Plan should benefit from the plan by funneling grants to the finalized chosen Points.

1.4 Plan Organization & Use

The Old Town Specific Plan provides a clear understanding of the vision that the community has set for development in the Old Town. This document will be used by city staff, potential developers, and the community at large as a set of regulations and policy to guide new development. The Specific Plan comprises nine chapters, briefly described as follows:

Chapter 1: Introduction describes the purpose of the Specific Plan, provides an organizational outline, and discusses how this document will be used.



Chapter 2: Plan Area Context and Development Opportunities illustrates the planning area context, project boundary, existing conditions, and opportunities and constraints.

Chapter 3: Vision Plan and Process describes the community’s vision for Old Town Victorville and summarizes the process involved in reaching the refined Vision.

Chapter 4: Land Use Plan describes the land use districts and permitted and prohibited uses within the project area.

Chapter 5: Development Standards provides mandatory standards, such as height, setbacks, and parking, for the development of parcels within the project area.

Chapter 6: Design Guidelines describes the advisory design guidelines, such as building design, landscaping, and signage, within the project area.

Chapter 7: Public Improvements includes a circulation plan, streetscape improvements, strategies to address parking demand, and a public signage and entry signage plan.

Chapter 8: Infrastructure, Public Utilities, and Facilities provides a discussion on the ability to provide service to the plan area for infrastructure, public utilities, and public facilities upon plan buildout.

Chapter 9: Implementation Plan outlines an action plan with phasing and financing recommendations within the context of the City’s development process. This chapter prioritizes the implementation items and identifies incentive programs to promote revitalization.

