



# City of Victorville

## Land Use Element Workshop #3

September 29, 2021

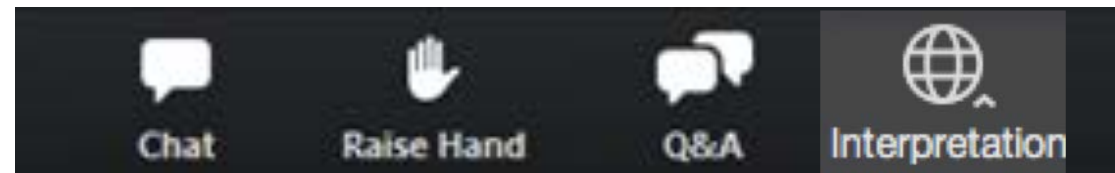


*If you wish to ask a question or have a comment*

*Si desea hacer alguna pregunta o comentario, haga clic en "Raise Hand" para levantar la mano*

*Select your preferred listening language*

*Haga clic en "Interpretation" y elija "Spanish"*



*To participate in the workshop and respond to the questions*

*Escriba en el chat para participar en el taller con preguntas y comentarios, y responder preguntas*





# Agenda

- I. Welcome & Introductions
- II. Summary of Work on Land Use Element to Date
- III. Desert Gateway Specific Plan - Final Area of City to Discuss
- IV. Proposed Small Lot Subdivision Overlay
- V. Next Steps



# Welcome & Introductions

- **City Staff:**
  - Scott Webb, City Planner
  - Michael Szarzynski, Senior Planner
  - Alex Jauregui, Senior Planner

- **Consultant Team:**

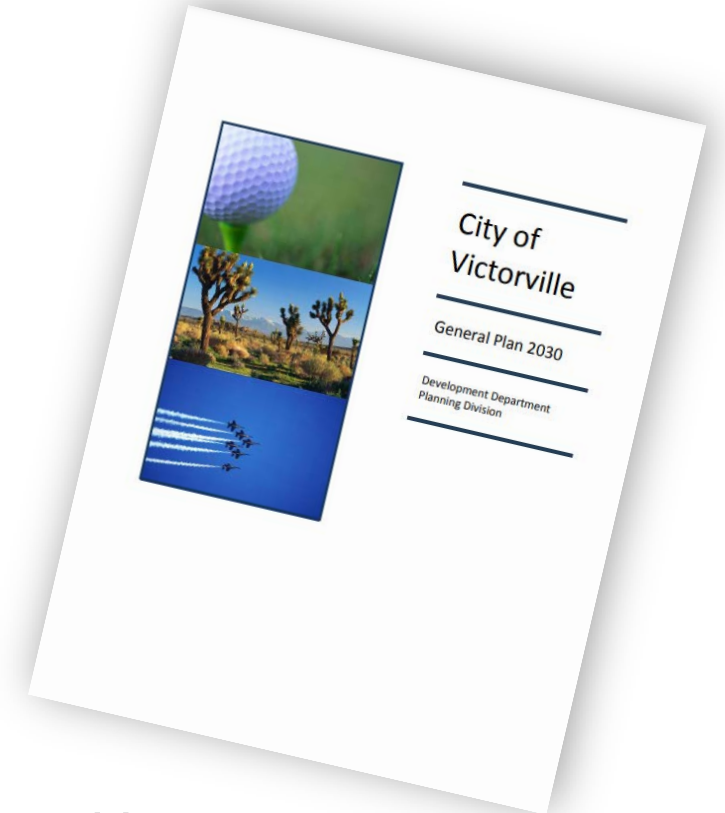
- Harris & Associates
  - Housing Element Update
  - Safety Element Update
  - Environmental Justice Element (New)
  - CEQA
- CityPlace Planning
  - Land Use Element Update





# General Plan Overview

- Required by State law for every jurisdiction
- Blueprint for community's future development (to support the long-term vision)
- Includes Goals, Policies & Actions
- Chapters are called “elements”
  - **Land Use**
  - **Housing**
  - **Safety**
  - **Environmental Justice** (new)
  - Circulation
  - Conservation
  - Noise
  - Open Space
- All elements must work together and be consistent





## What is the Land Use Element?

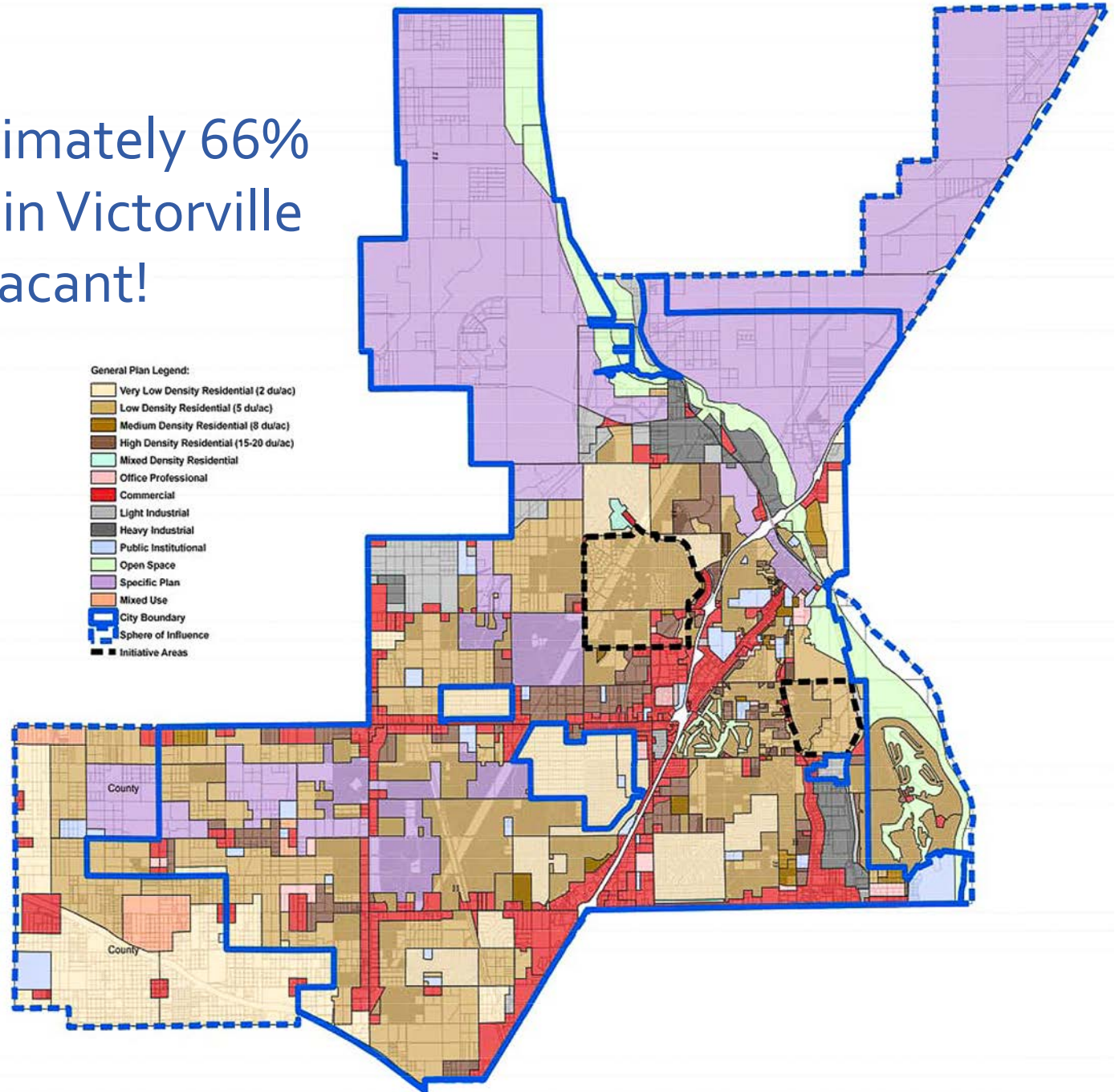
- The guide for future development in a city
- Indicates where various land uses should be located
- Indicates how dense and intense the land uses can be
- Provides the basis for zoning
- Facilitates the update of the 6<sup>th</sup> Cycle Housing Element



*Victorville*

# Land Use Map (Existing)

Approximately 66%  
of land in Victorville  
is still vacant!





## Land Use & Housing Element Connection

- **Housing Element:**
  - State law requirement for all jurisdictions
  - Requires all jurisdictions to plan for housing needs of residents of all income levels
  - Shows how City will facilitate its “fair share” of housing (Regional Housing Needs Assessment or RHNA)
  - Must be updated every 8 years (6<sup>th</sup> Cycle: October 15, 2021 – October 15, 2029)
  - City is updating the 6<sup>th</sup> Cycle Housing Element concurrently with the Land Use Element update
  - Land Use Element must be able to accommodate Victorville’s Housing Element RHNA (8,165 units)





## Recap of Workshop I

- Workshop I (February 24, 2021)
  - Introduce Land Use Update to Planning Commission and Public
  - Housing Element/Land Use Element connection
  - Discuss Housing Types Missing in Victorville
  - Visioning for the Future



## Recap of Workshop I

- What We Heard:
  - Strong interest in more mixed-use development
  - Victorville's parks are great
  - Central location in state is unique and desirable
  - More people can afford a single-family home with a yard in Victorville than in most other parts of southern California



## Recap of Workshop 2

- Workshop 2 (May 26, 2022)
  - Discussed Proposed Land Use Strategies:
    - Expand the list of residential designations
    - Add mixed-use designations
    - Add a Health & Wellness Overlay
    - Encourage infill in core of city before expanding into less developed areas
  - Reviewed Housing Element Sites Inventory
  - Presented 9 Opportunity Areas (areas of potential change)

## EXISTING Land Use Designations

## PROPOSED Land Use Designations

## Notes

Very Low Density Residential  
(VLDR)  
(0-2 du/ac)



Very Low Density Residential  
(VLDR)  
(0-2 du/ac)

- No change

Low Density Residential  
(LDR)  
(0-5 du/ac)



Low Density Residential (LDR)  
(0-5 du/ac)  
-----  
Low Density Residential Infill  
Overlay (LDR-IO) (NEW)  
(0-7 du/ac)

- No change to base designation
- **New overlay** – allows increase in density in core area of city to:
  - Encourage infill and promote efficient use of existing infrastructure
  - Provide additional housing opportunities

Medium Density Residential  
(MDR)  
(8-12 du/ac)



Low-Medium Density  
Residential (LMDR)  
(6-12 du/ac)

- Name changes
- Changes lower end of density to 6 du/ac to provide more variety in housing opportunities

High Density Residential  
(HDR)  
(12-20 du/ac)



Medium Density Residential  
(MDR)  
(12-20 du/ac)

- Name changes
- No change in density

High Density Residential (HDR)  
(NEW)  
(20-30 du/ac)

- **New designation**
- Increases upper range of residential density to accommodate the lower income RHNA default density & provide additional housing opportunities

## EXISTING Land Use Designations

## PROPOSED Land Use Designations

## Notes

**Mixed Use 1 (MU-1) (NEW)**  
(Up to 15 du/ac)  
(Maximum 3 stories)

- New designation
- Provides for a mix of neighborhood-serving commercial with a variety of lower density housing to encourage revitalization and infill and provide flexibility to support changing use trends; “big box” retailers prohibited
- Mix of uses can be vertical or horizontal
- MU-1 allows mixed use & stand-alone residential or commercial

**Mixed Use 2 (MU-2) (NEW)**  
(15-30 du/ac)  
(Maximum 4 stories)

- New Designation
- Provides for a mix of neighborhood and community serving uses, with a variety of medium-density residential uses; “big box” retailers prohibited
- Accommodates lower income RHNA default density; encourages revitalization
- Mix of uses can be vertical or horizontal
- MU-2 allows mixed use & stand-alone residential or commercial

**Mixed Use-High Density**  
(Up to 60 du/ac)  
(Maximum 5 stories)



**Mixed Use 3 (MU-3)**  
(30-60 du/ac)  
(Maximum 5 stories)

- Name changes
- No change in maximum density
- Only applies to *existing* Mixed-Use-High Density properties
- Provides for a higher density for residential and intensity of land uses

## EXISTING Land Use Designations

## PROPOSED Land Use Designations

## Notes

Office/Professional (OP)



DELETED

- OP designation deleted, as it is too restrictive and not responsive to current land use trends/market demands
- Existing OP-designated land changed to other designations, such as MU-1, MU-2, and Commercial

Health & Wellness Overlay  
(HWO) (NEW)

- **New overlay**
- Promotes health and wellness for all segments of the community, (local & regional-serving), including those who are ill, those who are aging, and health-conscious individuals of all ages
- Applies to existing and proposed hospitals/medical facilities
- Allows public & private hospitals, medical centers & supportive offices, emerging medical facilities, healthcare clinics, community centers, extended care and nursing facilities, pharmacies, 24/7 centers (e.g., imaging, dialysis, etc.), senior housing, day care (adult, child, specialized), Alzheimer's care and living, restaurants and juice bars, grocery stores, other support retail, gyms and fitness studios, recreation/trails, etc.
- Allows a range of housing integrated into the development
- Functions as a sustainability hub, promoting active transportation, green infrastructure, open space, EV charging stations, edible landscaping, composting, etc.
- Requires an integrated development via a PUD to utilize overlay

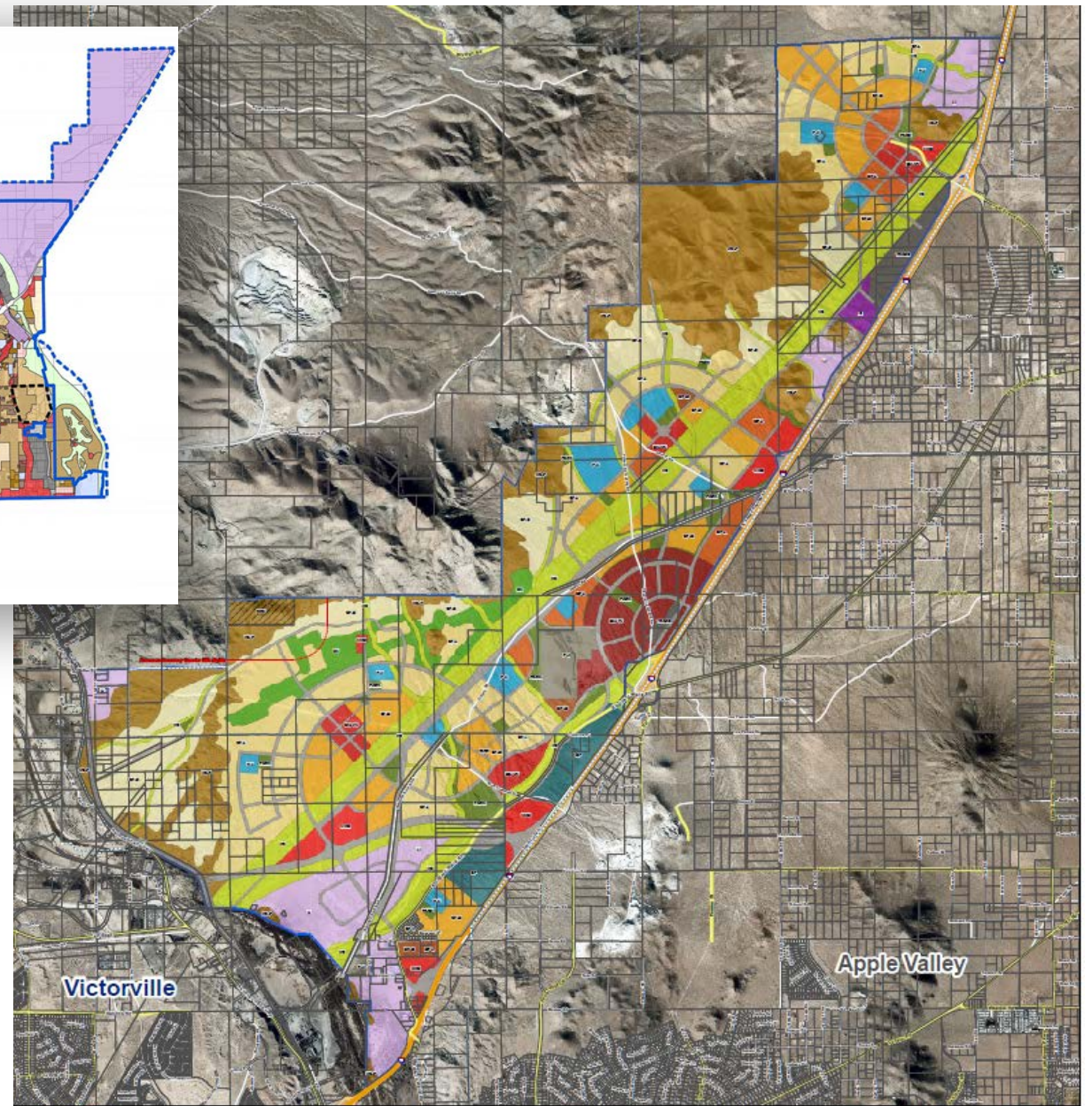
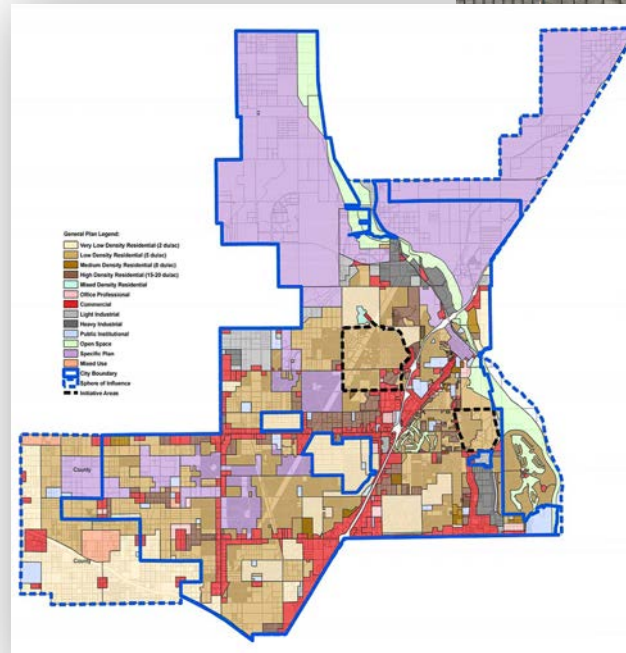


## Recap of Workshop 2

- What We Heard:
  - Support for flexibility provided by mixed-use land use designation
  - Agreement that higher density should locate in proximity to commercial
  - Support for and requests to expand the Health and Wellness Overlay
  - Plan needs to include guidelines for quality development, especially for infill



# Existing Desert Gateway Specific Plan (DGSP)



Desert Gateway Specific Plan Land Use  
City of Victorville  
Coordinate System: State Plane NAD1983 CA Zone V  
Printed: January 05, 2016  
Contact: Matthew Pugh - Technology Div.



Disclaimer: This map is to be used for visual reference only. Sources are available upon request.

Business Park	Right of Way	Mixed Used Town Center	City Boundary Line
Commercial	Open Space	Single Family - Estate	Sphere of Influence
Light Industrial	Park	Single Family - Low	
Heavy Industrial	Golf Course	Single Family - Medium	
Transportation	Passive Open Space	Multi Family - Low	
Public Utility	School	Multi Family - Medium	
	Mixed Used Village Center	Desert Gateway Border	





## Specific Plan

- What is a Specific Plan?
  - A comprehensive planning and zoning document for a defined geographic region of a city.
  - Serves as a “blueprint” for development by establishing the distribution of land uses and the criteria for development of each land use in the plan.



## DGSP “Then”

- History of the DGSP (Dec. 2009)
  - 10,203-acre area
  - Nearly all the DGSP was in a defined redevelopment area (state abolished redevelopment agencies in late 2011)
  - Future high speed rail station was planned to be located in the DGSP
  - Plan was designed to be transit-oriented
  - Single developer funded the preparation of the DGSP



## DGSP “Now”

- City considering repealing the 2009 plan
- Land use plan does not follow parcel lines
- No expressed interest in developing area; would require single developer
- Developers have indicated interest in developing according to previous plan
- Plan includes large area in Sphere of Influence (SOI)
- Plan would develop over 26,000 housing units
- Location of planned high speed rail station has changed—it has been relocated to the east of the I-15, out of the DGSP area



## Live Polling Question #1

- I. Do you think it's a good idea to repeal the DGSP or do you have reservations?
  - A. Yes, it's a good idea
  - B. No, I have reservations
  - C. Not sure/no opinion



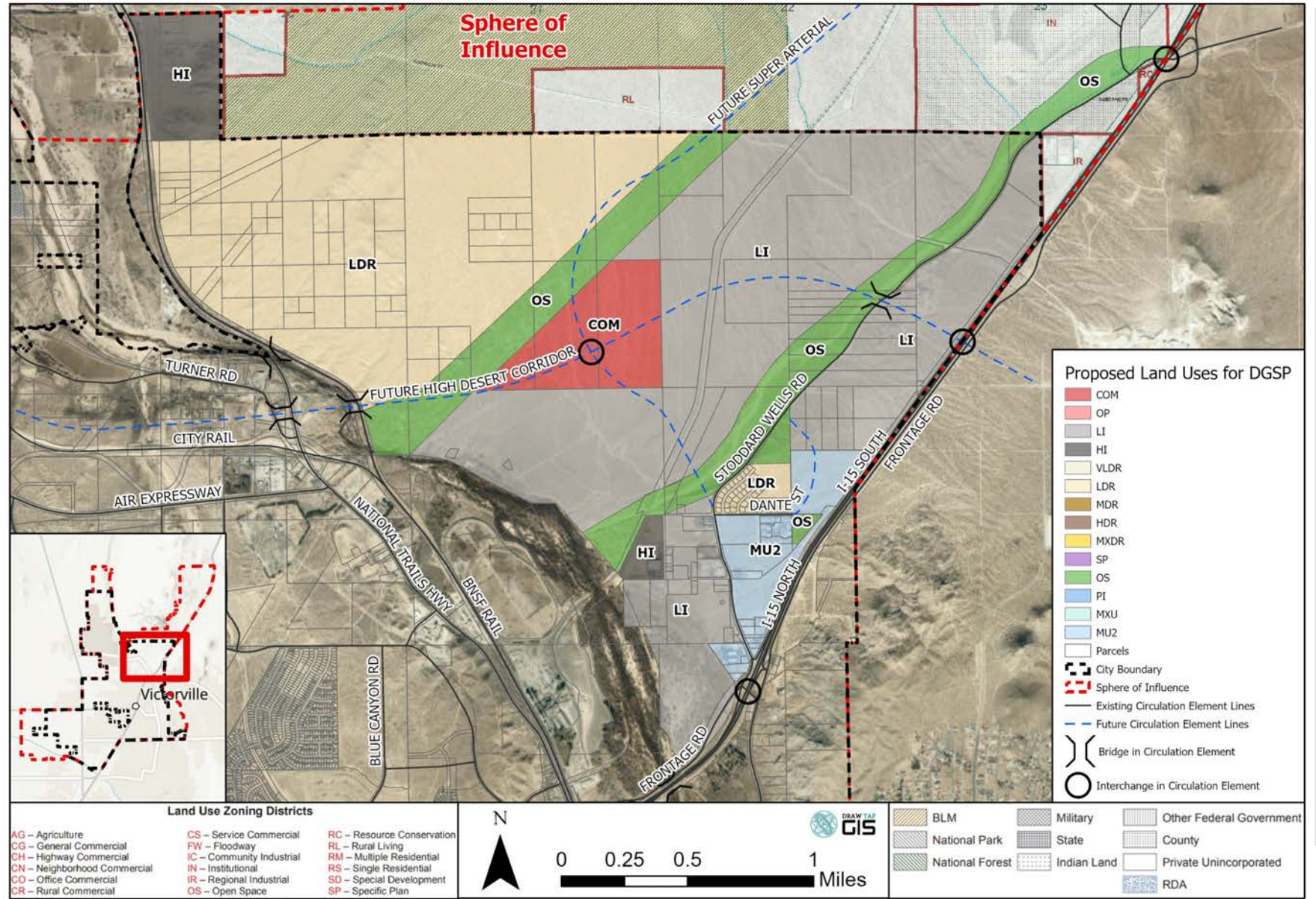
## Live Polling Question #2

2. If the DGSP is repealed, the land uses in the SOI (unincorporated County) would revert to what the County has planned for that area. Do you think the area in the SOI is desirable for future development?
  - A. Yes, the area is desirable for future development
  - B. No, the area is not desirable for the city to annex in future years.
  - C. Not sure/no opinion

# Proposed Land Uses to Replace Desert Gateway Specific Plan



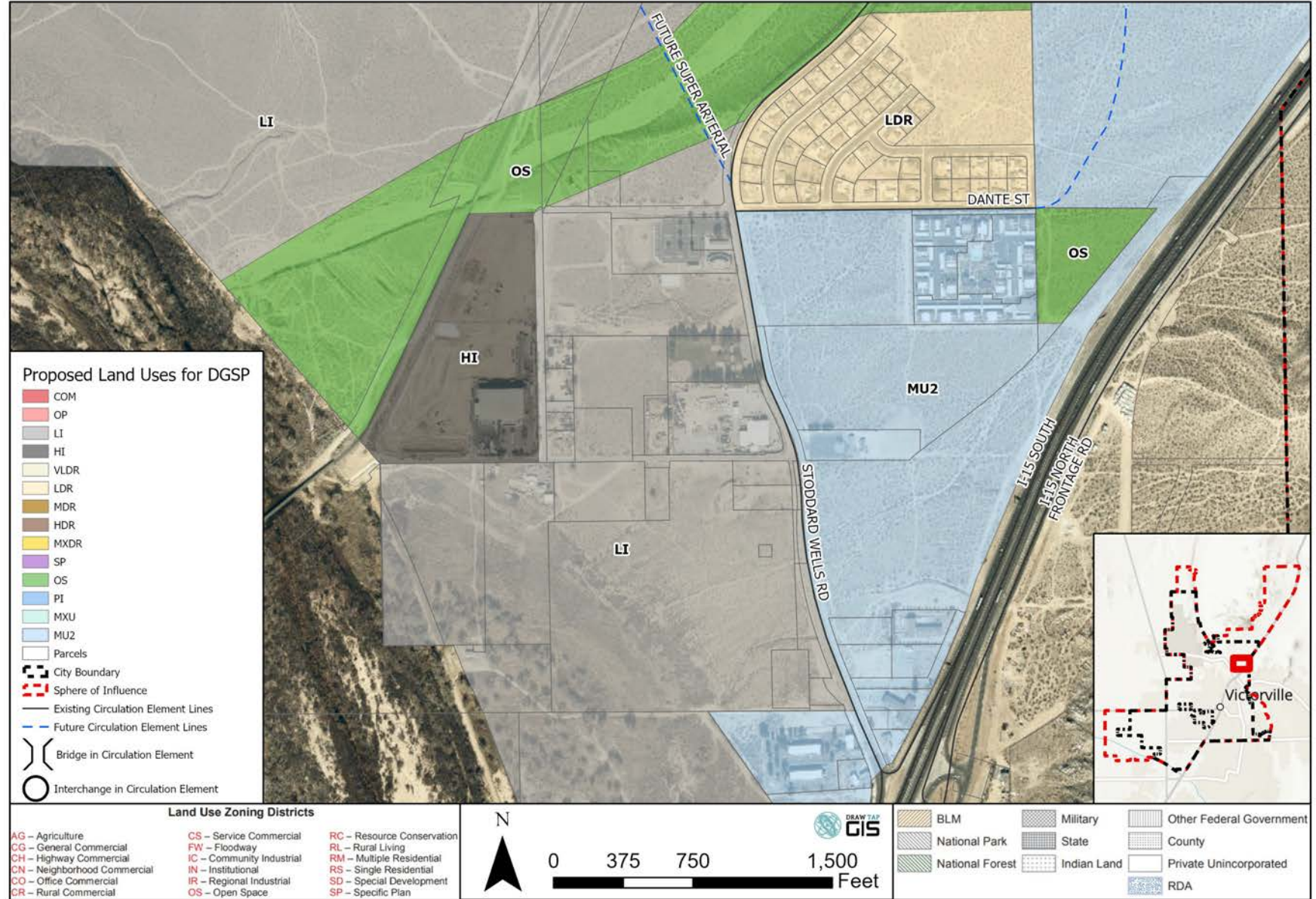
## Reimagined DGSP



# Proposed Land Uses to Replace Desert Gateway Specific Plan



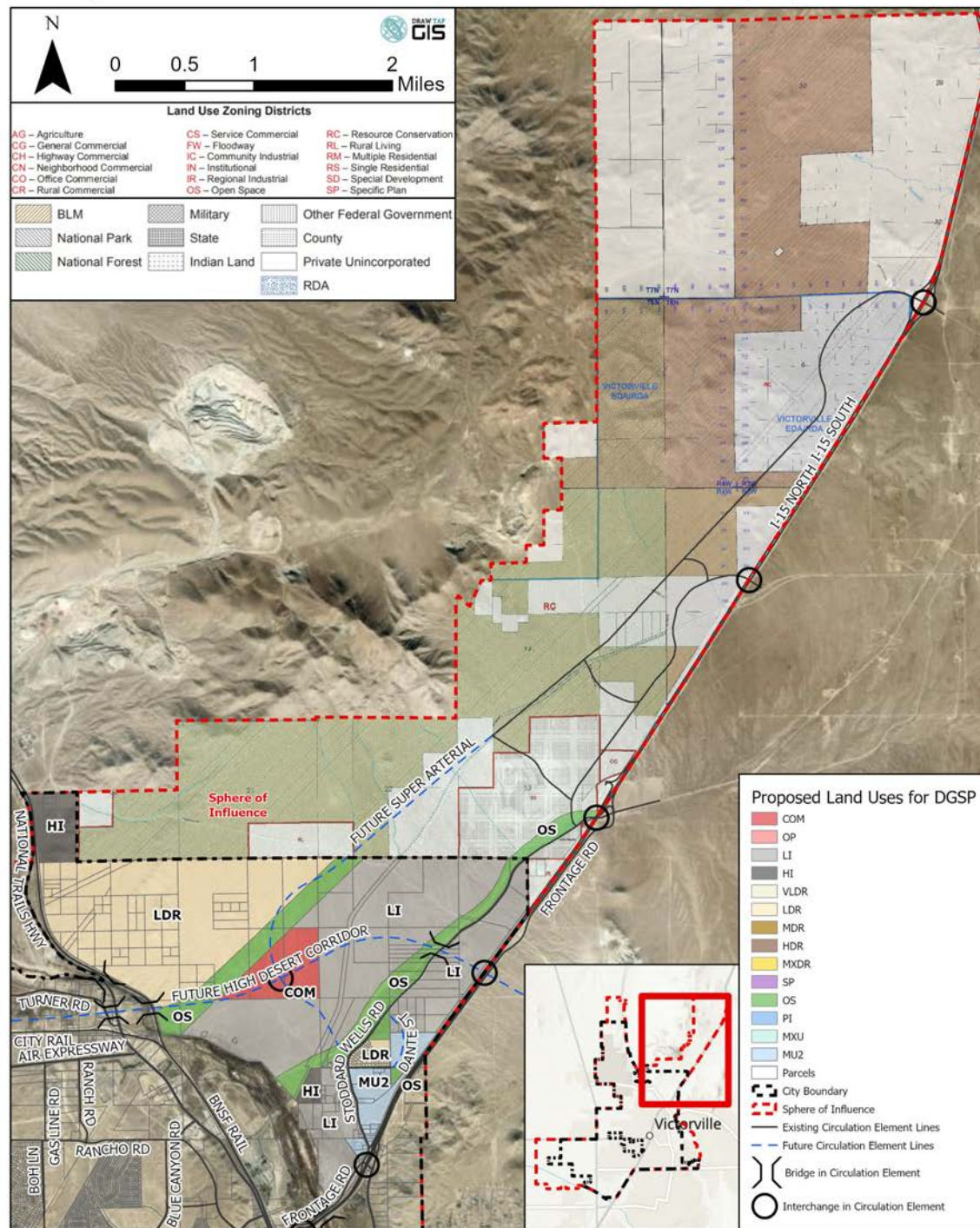
## Reimagined DGSP





Victorville

# Reimagined DGSP (with SOI)







## Reimagined DGSP

- Mixed-use is to provide flexibility in areas with existing residential and commercial development
- Commercial is planned at the intersection of future roadway corridors
- Grady Trammel Park is proposed to be relocated to better serve existing residential uses
- Light industrial is planned for areas buffered from residential and with good freeway access
- Open space corridors planned for utility corridor and wash area



Questions,  
Comments, &  
Feedback

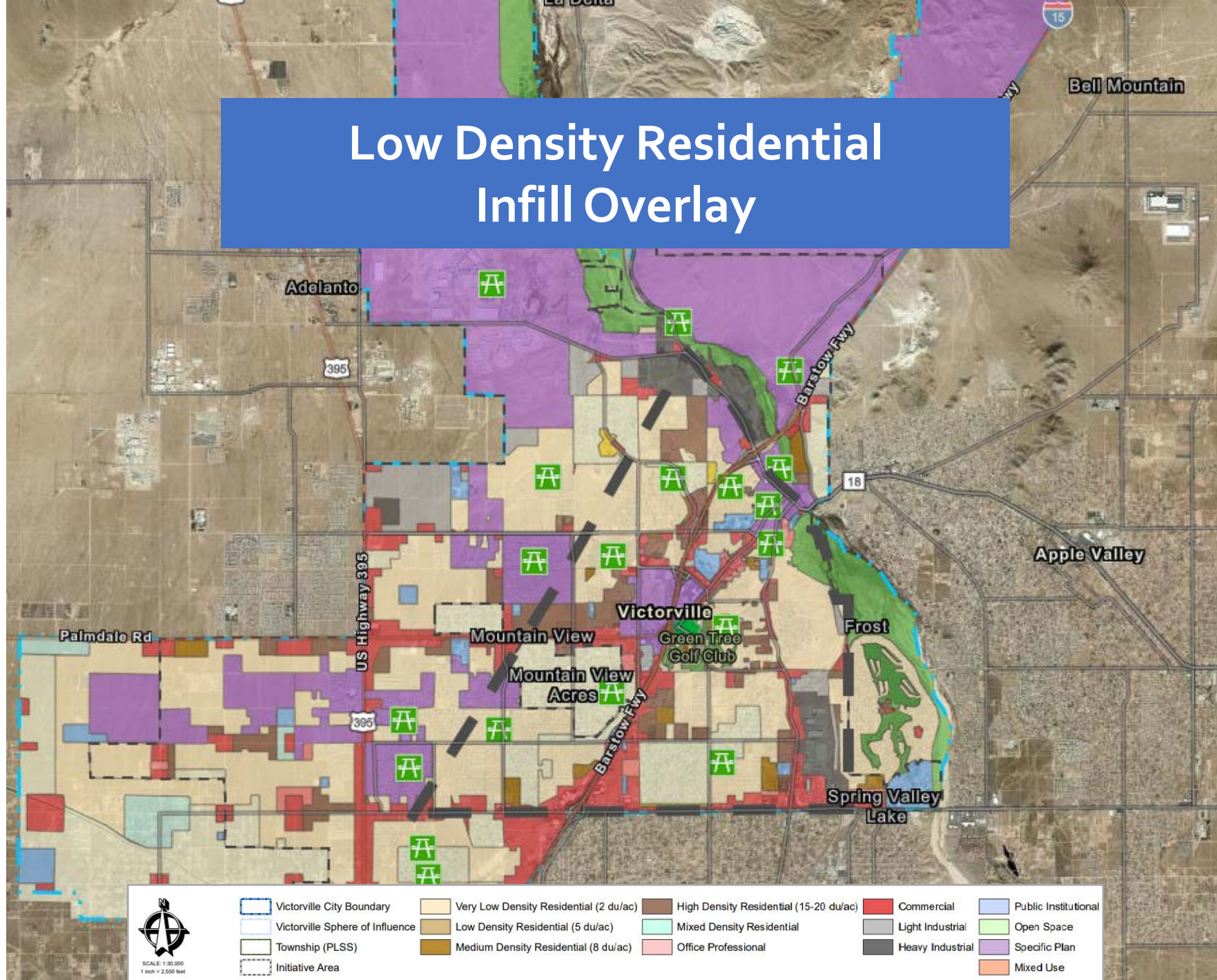
- We want to know what you think!
  - Move Grady Trammel Park?
  - Mixed-use Areas?
  - Open space corridors?
  - Return majority of land uses to light industrial?
  - Other thoughts?



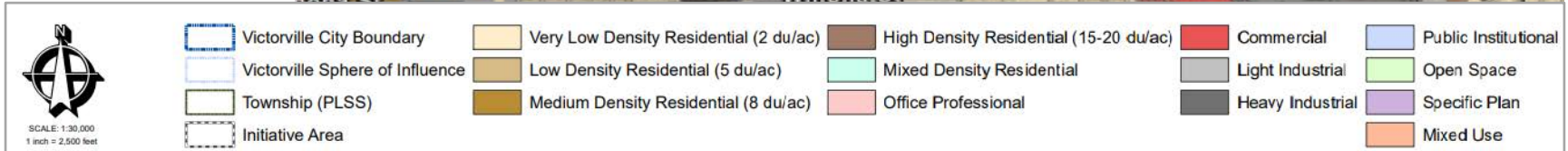
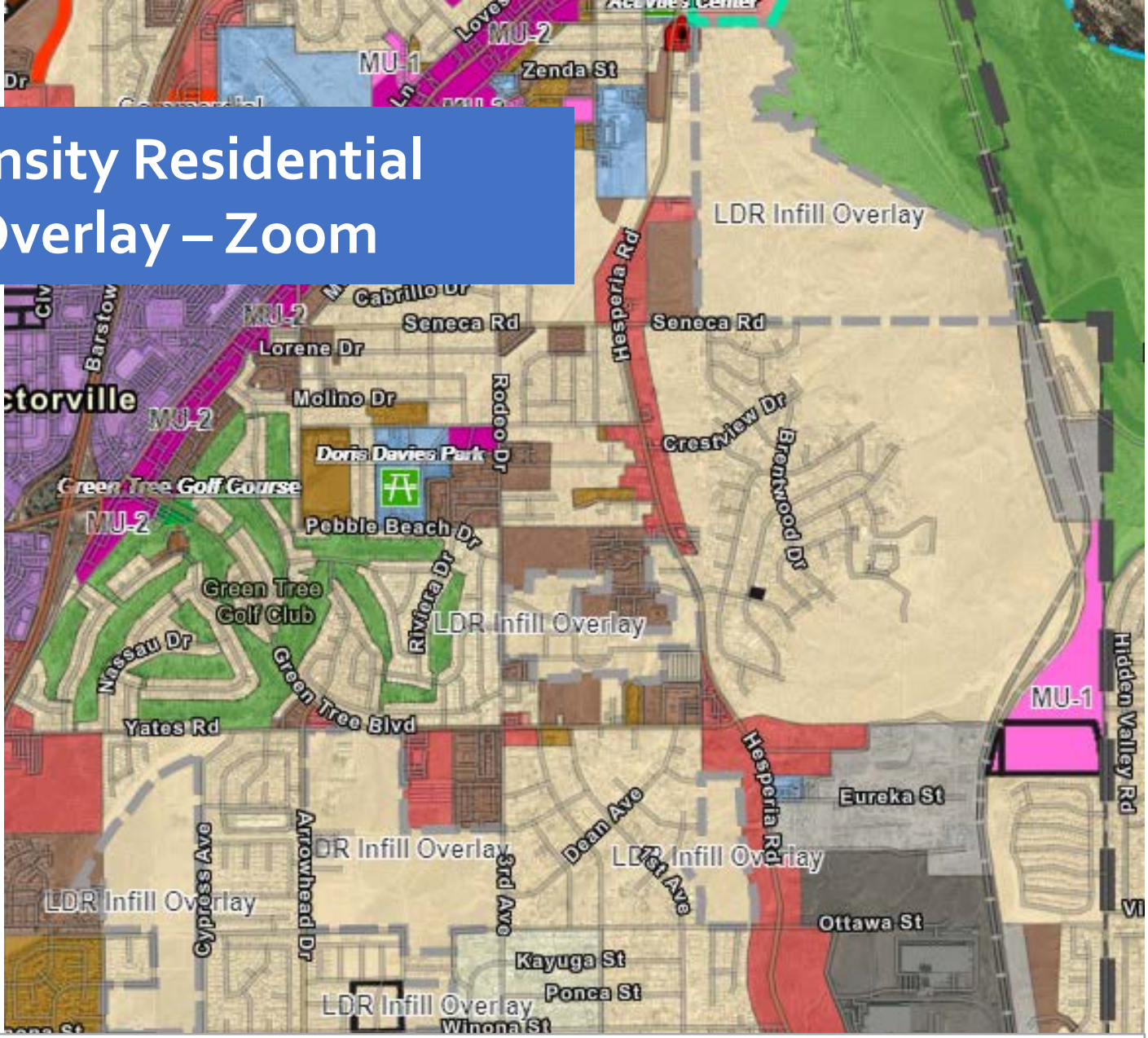
## Low Density Residential (LDR) Infill Overlay

- Proposed & discussed at Workshop 2
- Intent is to encourage infill in core of city before expanding into less developed areas to:
  - Promote sustainability
  - Mitigate traffic impacts & support active transportation opportunities
  - Make more efficient use of City resources & infrastructure
  - Provide additional housing option

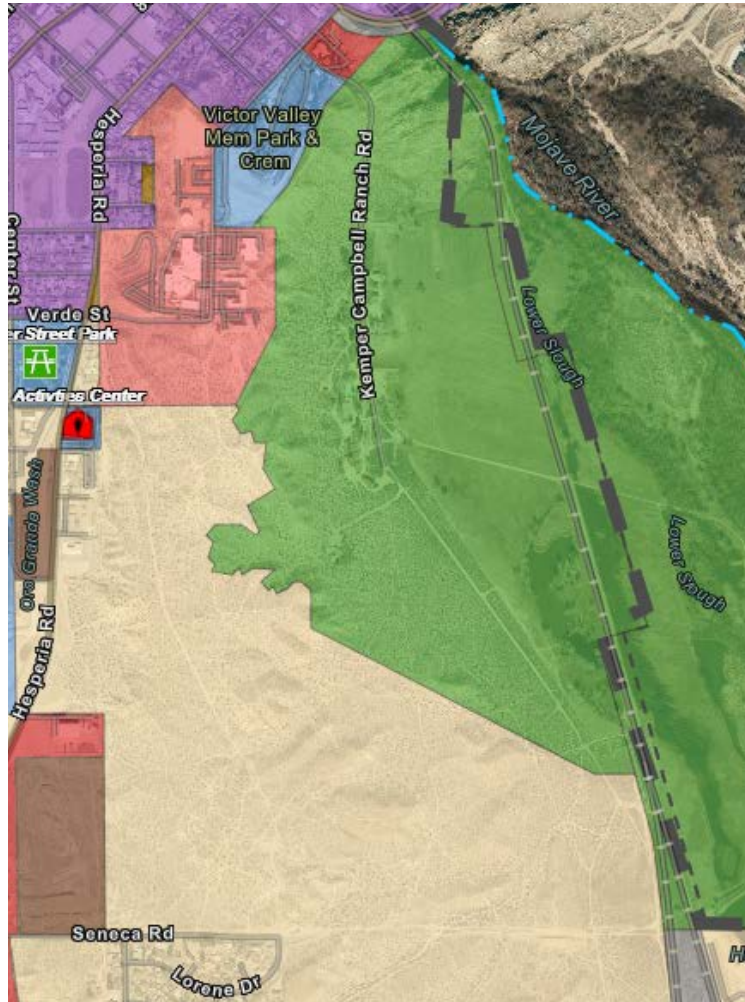
# Low Density Residential Infill Overlay



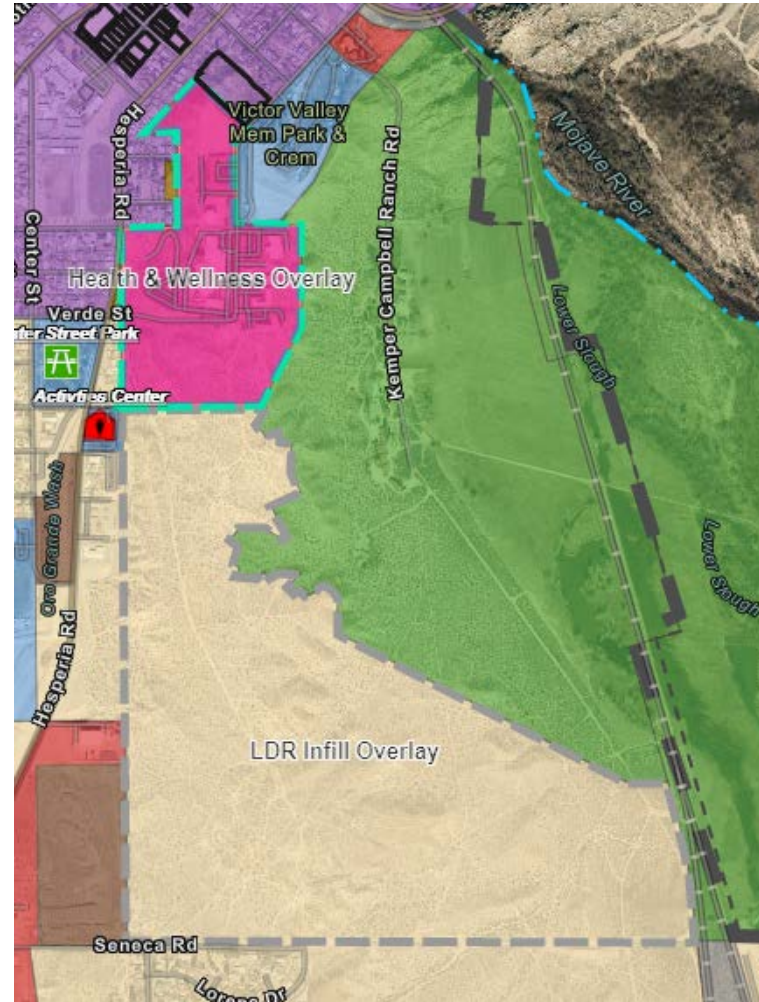
# Low Density Residential Infill Overlay – Zoom



# OA-10: Existing



# OA-10: Proposed



**LEGEND FOR PROPOSED CHANGES**

- Commercial
- LDR Infill Overlay (0-7 du/a)
- MDR (12-20 du/a)
- HDR (20-30 du/a)
- MU-1 (up to 15 du/a)
- MU-2 (15-30 du/a)
- Health & Wellness Overlay

<p>SCALE: 1:30,000 1 inch = 2,500 feet</p>	Victorville City Boundary	Very Low Density Residential (2 du/ac)	High Density Residential (15-20 du/ac)	Commercial	Public Institutional
	Victorville Sphere of Influence	Low Density Residential (5 du/ac)	Mixed Density Residential	Light Industrial	Open Space
	Township (PLSS)	Medium Density Residential (8 du/ac)	Office Professional	Heavy Industrial	Specific Plan
	Initiative Area			Mixed Use	



## LDR Infill Overlay: Goals

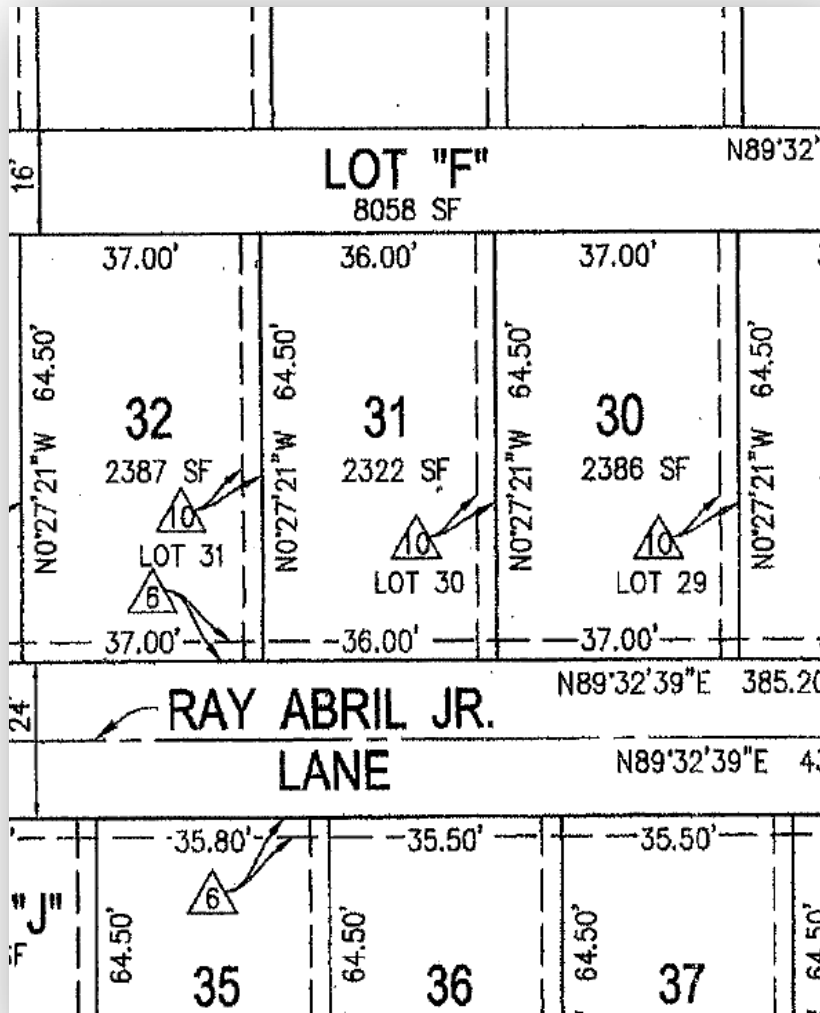
- Encourage development of different housing types to meet the community's different housing needs
- Maximize land utilization for residential development
- Encourage home ownership
- Encourage more affordable housing units



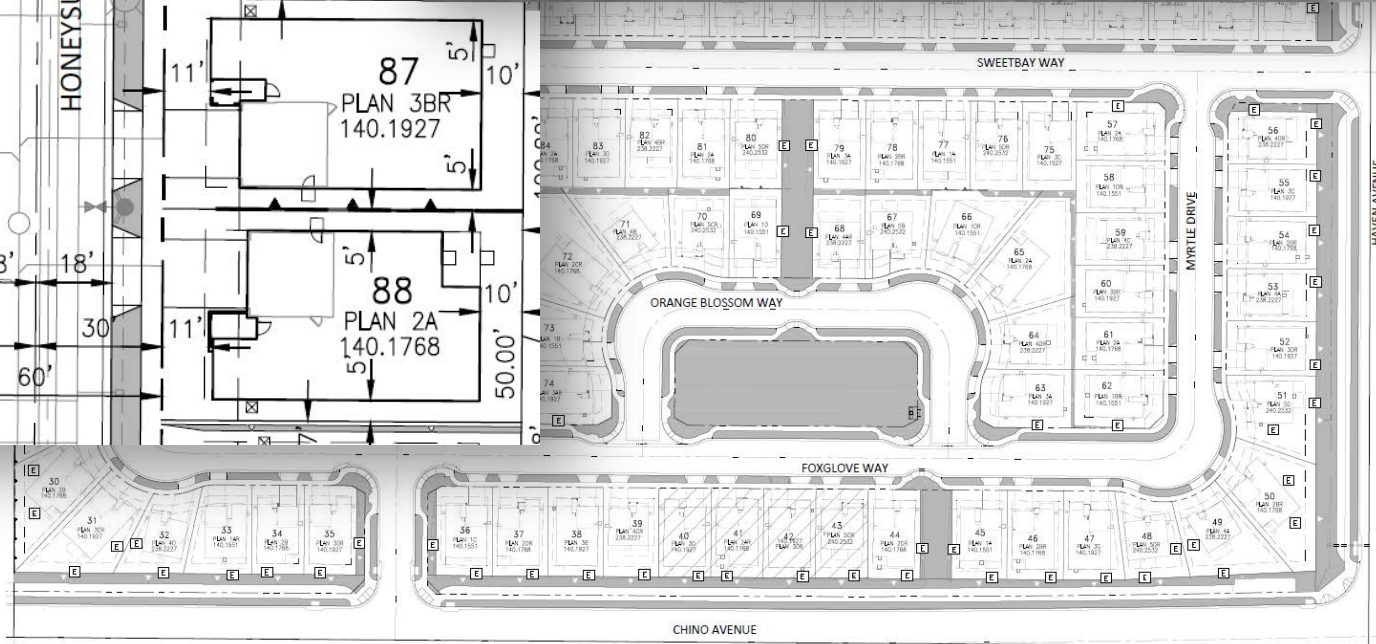
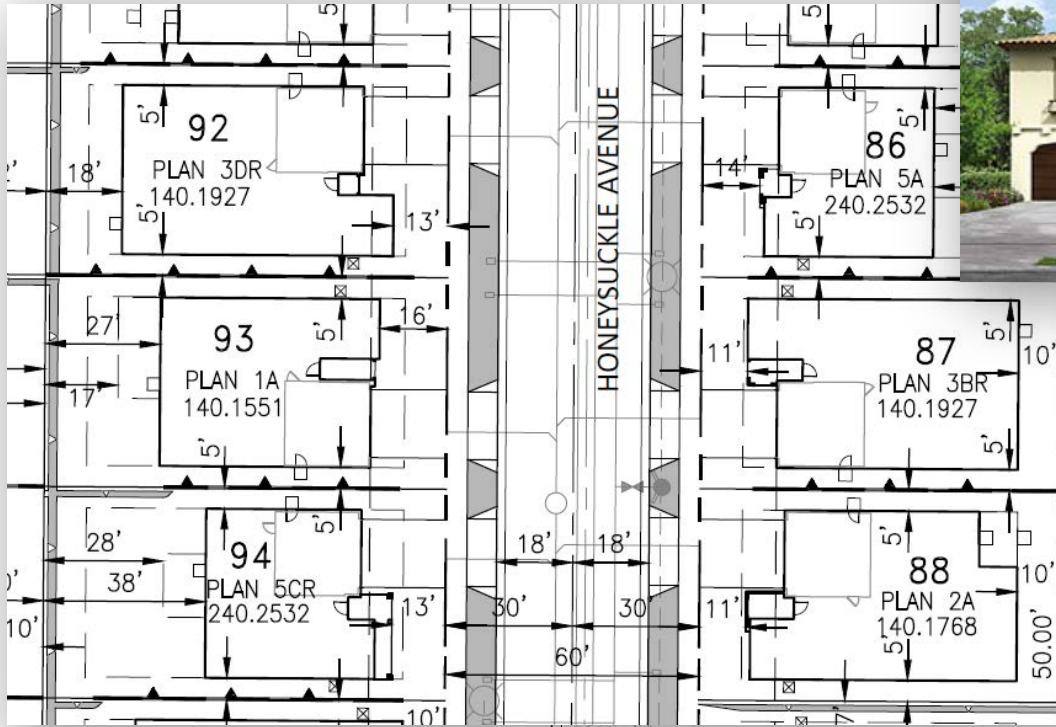
## LDR Infill Overlay: Discussion of Options

- Suggestion received to consider increasing the density of the Infill Overlay from 0-7 du/ac to 0-9 du/ac.
- Idea is that each development would have an HOA to provide amenities, such as parks and/or shared community rooms
- City would adopt design standards to ensure quality development
- Streamline the development process by allowing increased density “by right”
- Focus on areas with existing infrastructure
- Reduce vehicle miles travelled (VMT)





**LDR Overlay Example:**  
**Lots = ~2,400 sf (~10 du/ac gross)**



**LDR Overlay Example:  
Lots = ~5,000 sf (~6 du/ac gross)**



# LDR Infill Overlay: Attached Housing Example





# Questions & Feedback

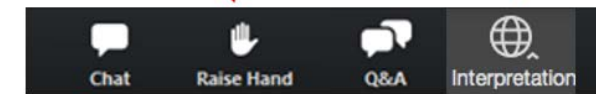


If you wish to ask a question or have a comment

Si desea hacer alguna pregunta o comentario, haga clic en "Raise Hand" para levantar la mano

Select your preferred listening language

Haga clic en "Interpretation" y elija "Spanish"



To participate in the workshop and respond to the questions

Escriba en el chat para participar en el taller con preguntas y comentarios, y responder preguntas





## Live Polling Question #3

3. Do you see issues with increasing the residential density infill overlay from a maximum of 7 du/ac to 9 du/ac?
  - A. No issues
  - B. Yes - density too high
  - C. Not sure/no opinion



## Live Polling Question #4

4. How do you feel about allowing an attached housing product, such as townhouse designed for ownership?
  - A. Good idea
  - B. Only single-family detached should be allowed
  - C. Not sure/no opinion



## Next Steps

- Update Land Use Map to reflect new land uses for proposed repeal of Desert Gateway Specific Plan area
- Incorporate policies from the updated Housing & Safety Elements and new Environmental Justice Element
- Prepare the draft Land Use Element
- 1<sup>st</sup> or 2<sup>nd</sup> Quarter 2022: Hold joint workshop to present the draft Land Use Element, Safety Element and Environmental Justice Element to the Planning Commission/City Council for input
- Prepare the Environmental Impact Report (EIR) for the draft Land Use Element (Scoping meeting with PC 10/20/2021)
- Conduct a fiscal impact analysis of the draft Land Use Element
- Return in the summer of 2022 for public hearings to review and adopt the Land Use Element



# Questions & Feedback

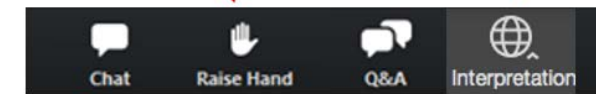


If you wish to ask a question or have a comment

Si desea hacer alguna pregunta o comentario, haga clic en "Raise Hand" para levantar la mano

Select your preferred listening language

Haga clic en "Interpretation" y elija "Spanish"



To participate in the workshop and respond to the questions

Escriba en el chat para participar en el taller con preguntas y comentarios, y responder preguntas







Thank you!

**Scott Webb**

City Planner

(760) 955-5135

[planning@victorvilleca.gov](mailto:planning@victorvilleca.gov)

**Questions? Comments?**

Please email:

[planning@victorvilleca.gov](mailto:planning@victorvilleca.gov)

**Visit the City's website:**

<http://www.victorvilleca.gov/generalplanupdate>