



Item Number: 2

Planning Commission

NEW BUSINESS

Meeting of: March 12, 2025

Submitted By:

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Subject:

2024 General Plan Annual Progress Report and 2024 Housing Element Annual Progress Report Findings Review, Presentation, and Discussion

Recommendation:

That the Planning Commission:

1. Receive a presentation regarding the 2024 General Plan Annual Progress Report and the 2024 Housing Element Annual Progress Report (APR);
2. Discuss and provide any necessary feedback regarding the findings, goals, implementation measures and progress towards implementing the City's General Plan; and
3. Recommend the City Council Receive and File the 2024 General Plan Annual Progress Report and the 2024 Housing Element Annual Progress Report.

Summary:

The City of Victorville is required to submit an Annual Progress Report (APR) to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year. The subject APR's, which include the General Plan APR and the Housing Element APR, are intended to report on the City's progress in meeting the goals outlined in the various elements of the General Plan, such as approval/production of housing, removal of barriers to affordable housing, protection of open space and natural resources, implementation of the City's land use and circulation vision, and safety of the community through various measures and protections. The APR's discussed herein provide insight into the City's advancement towards meeting its General Plan Goals, highlights some of the key areas of progress, and presents implementation measures that will continue to be addressed in coming years in order to show ongoing progress towards meeting the Goals of the General Plan.

Discussion/Analysis:

Background

California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. The City of Victorville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementable actions to achieve this vision. State law requires that general plans include the following elements: Land Use, Circulation, Housing, Safety, Noise, Conservation, Open Space, and Environmental Justice.

The City of Victorville adopted its General Plan in 2008; the Housing Element was subsequently updated in 2014 and was recently updated again in January 2022; the Safety and Land Use Elements were updated in December 2022; and the Environmental Justice Element was adopted in December 2022. The remainder of the City's General Plan Elements (Circulation, Resources, and Noise) remain adequate and unchanged at this time, with updates to these Elements anticipated to begin prior to January 1, 2026, in order to comply with Senate Bill 1425 (2022) that requires an update to the Resources Element and Senate Bill 932 (2022) that necessitates an update to the Circulation Element.

Section 65400 of the California Government Code requires the City to prepare an Annual Progress Report (APR) addressing the status of the General Plan and progress made toward implementing its goals and policies, including the City's progress in meeting its share of regional housing needs. The APR is structured as two reports: one focusing on the Housing Element with a format determined by California Department of Housing and Community Development (HCD), and one for the General Plan as a whole with no specific format mandated by the State. Additionally, Section 65400 of the California Government Code tasks the Planning Department with making recommendations regarding reasonable and practical means for implementing the various elements of the General Plan, as discussed in the "Implementation Measures" section of this Discussion/Analysis.

The APRs must be submitted annually to the Governor's Office of Planning and Research (OPR) and HCD by April 1 annually. OPR and HCD do not require approval of the APRs by City Council prior to submission; however, Section 65400 of the California Government Code requires APR's to be provided to the City Council in concert with submission to OPR and HCD. To meet the State deadline, City staff will provide the subject APR's to the City Council at their March 18, 2025, meeting, followed by submittal to OPR and HCD prior to the April 1st deadline.

APR Findings

The 2024 General Plan APR (Attachment A) provides the status of how the City is achieving its various General Plan Goals and Policies set forth within the General Plan and its various Elements. The General Plan Overview section (Attachment A - Page 3) of the General Plan APR details each of the Goals and the annual progress made within the

required general plan elements. The Planning and Development Activities section (Attachment A - Page 38) of the General Plan APR provides information on annual development activity as well as capital improvements for 2024.

The 2024 Housing Element APR (Attachment B) focuses on the Housing Element of the General Plan and tracks annual housing applications, housing building activity, Regional Housing Needs Allocation (RHNA) progress as well as the status of the City's Housing Element programs. The 2024 Housing Element APR accounts for the third year of the 6th Cycle Housing Element period beginning October 2021 and ending October 2029. A synopsis of the main points outlined in the various tables included in the 2024 Housing Element APR is provided as follows:

Table	Description
A	Indicates a total of 84 submitted housing development applications (e.g. Tentative Tract Maps, Multi-family Residential, Accessory Dwelling Units, etc.) for a total of 1008 units. Of the total, 62 applications (283 units) have been approved, with no applications disapproved. The remaining applications are pending.
A2	Indicates 72 units were entitled, 281 units were issued building permits, and 444 units were issued a Certificate of Occupancy.
D	Provides an update on the City's implementation of the housing programs established through the adoption of the 6th Cycle Housing Element.

As discussed in the General Plan & Housing Element APRs, the City continues to make progress in meeting the goals and implementing the policies outlined in the General Plan, which include the following 2024 highlights:

Land Use Element

- Adopted a Development Code Amendment in February 2024 to implement the Land Use and Housing Elements that included: an updated Zoning Map, new Zoning Districts; updated development densities; and expanded land use allowances.

Circulation Element

- Continued to implement the Circulation Element through: requiring new development to install roadways in accordance with the Circulation Element Map and the Non-motorized Transportation Plan; Capital Improvement Projects aimed at improving circulation; implementation of the Vehicle Miles Traveled (VMT) Guidelines; and requiring traffic studies and mitigation measures for projects with potentially significant impacts to the City's traffic system.

Housing Element

- Continued operations at the Wellness Center.
- Adopted a Development Code Amendment in February 2024 to accommodate and fulfil various goals and policies of the Housing Element, including increased housing densities for both single-family and multi-family residential development. Additionally

added residential allowances within previously commercial only zones through the introduction of High Density Mixed Use (MU-2) and Medium Density Mixed Use (MU-1) Zone Districts.

Resource Element (Includes Conservation and Open Space)

- Continued compliance with State laws regarding conservation of protected species (e.g. Western Joshua Tree, Mohave Ground Squirrel, Burrowing Owl, etc.) as well as cultural resources by implementing applicable mitigation measures on all new development projects. Implementation of the City Climate Action Plan and State mandated thresholds regarding energy conservation and air quality are incorporated into the City development process at all stages.

Environmental Justice Element

- Continued operations at the Wellness Center.
- Adopted a Development Code Amendment in February 2024, which includes enhanced buffers for industrial development when adjacent to residential property as well as the introduction of a Health and Wellness Overlay district to allow a greater range of uses that promote public health.

Noise Element

- The City continues to apply and enforce adopted noise standards by ensuring that construction does not occur before or after the allowable hours and that appropriate mitigation is incorporated into projects near protect sensitive receptors.

Safety Element

- Continued to implement the Safety Element, adopted in December 2022, by ensuring new development provided adequate emergency access and that all development is constructed in accordance with all applicable building codes.

Implementation Measures

Pursuant to Section 65400 of the California Government Code, City Planning staff is required to investigate and make recommendations “...*regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.*” After review of the APR findings previously discussed, City staff intends to focus on the topics outlined below in order to ensure progress is made toward implementation of the General Plan and the goals outlined in its various elements.

Land Use Element

- Update the Zoning Ordinance to implement procedures and allowances for urban lot splits, small lot subdivisions, and secondary single-family residences in accordance with current State law.

- Review the City Zoning Ordinance and update as needed to add objective development standards applicable to residential development.
- Update the Zoning Ordinance to comply with current density bonus laws.

Circulation Element

- Continue to implement the Circulation Element in accordance with the Circulation Element Map, the Non-motorized Transportation Plan, and the Vehicle Miles Traveled (VMT) Guidelines.
- Continue Capital Improvement Projects aimed at improving circulation and safety.
- In order to comply with Senate Bill 932 (2022), begin to consider and review potential pedestrian and traffic calming plans and the incorporation of the principles of the Federal Highway Administration's Safe System Approach.

Housing Element

- Begin to consider design options and identify funding options for phase two of the Wellness Center.
- Continue implementation of the Community Revitalization and Investment Authority (CRIA) in the Old Town area.
- Implement the Land Use Element topics noted previously.
- Continue to utilize available grant funding to support affordable housing and the maintenance of existing housing stock.

Resource Element *(Includes Conservation and Open Space)*

- Continue compliance with State laws regarding conservation of protected species as well as cultural resources.
- Update the City's Climate Action Plan to ensure compliance with the San Bernardino County Regional Greenhouse Gas Reduction Plan.
- Continue to implement the Western Joshua Tree Conservation Act.
- In order to comply with Senate Bill 1425 (2022), begin to consider plans and an action program that: provides access to open space in a manner that considers social, economic, and racial equity, correlated with the environmental justice element; addresses climate resilience and other co-benefits of open space, correlated with the safety element; and ensures opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.

Environmental Justice Element

- Continue to consider the Environmental Justice Element when proceeding with the topics outlined in the Land Use and Housing Elements, specifically with regard to allowable land uses near high density development, buffers between residential and industrial development, and access to recreational amenities.

Noise Element

- Continue to apply and enforce the City's noise standards.

- Ensure appropriate mitigation is incorporated into projects near sensitive receptors or projects that create noise above the established thresholds.

Safety Element

- Ensure zoning restrictions on properties in hazardous areas and uses that include hazardous waste in conjunction with the City's Zoning Ordinance and Zoning Map update.
- Continue to assess any potential geological hazards during the development process as deemed necessary by the City Building Official.
- Consider the use of available grant funding to assist private property owners with structural retrofitting of their unreinforced masonry structures.

Attachments: Attachment A - 2024 General Plan Annual Progress Report
Attachment B - 2024 General Plan Housing Element Progress Report