



Item Number: 10

City Council / Board of Directors

Consent Calendar

Meeting of: March 21, 2023

Submitted By:

Scott Webb, City Planner

Subject:

General Plan and Housing Element Annual Progress Reports & Implementation

Recommendation:

That the Honorable City Council receive and file the 2022 General Plan Annual Progress Report and the 2022 Housing Element Annual Progress Report (APR)

Fiscal Impact:

The Annual Progress Report submittals satisfy reporting requirements to the California Department of Housing and Community Development as well as the Office of Planning and Research, thereby maintaining eligibility status for certain State Grants, including Housing Grants.

Strategic Plan Goal:

Receipt of the proposed General Plan Annual Progress Reports and approval of the Implementation Measures discussed herein will enable the City to further the following Goals outlined in the 2020-2023 Strategic Plan:

- Goal C (Community and Economic Development) – Implementation of the Housing Element of the General Plan includes continued development of the Community Revitalization and Investment Authority (CRIA), which will increase investment in the Old Town area and be beneficial to economic development in the future. Additionally, updating the City's Zoning Map and Zoning Ordinance in accordance with the Land Use Element will provide for a greater range of land uses and attract new businesses.
- Goal D (Reduce Homelessness) – Completing the interim housing Wellness Center Campus will immediately act to reduce homelessness while the City's compliance with housing laws and updates to the City's Zoning Map and Zoning Ordinance will provide for additional housing options for all income levels in accordance with the Housing and Land Use Elements.

- Goal E (Invest in Infrastructure) – Completed Capital Improvement Projects as well as a focus on future projects that improve the City’s circulation and safety will continue to address the City’s strategic goals as well as the goals of the Circulation Element.

Background:

Planning Commission Recommendation

At their March 8, 2023 meeting, the Planning Commission of the City of Victorville unanimously recommended that the City Council receive and file the subject 2022 General Plan Annual Progress Report and the 2022 Housing Element Annual Progress Report, while also recommending no adjustments to the “Implementation Measures” outlined in the “Discussion” section of this report.

State Requirements

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 a collection of “elements,” or topic categories which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, Open Space, Environmental Justice, and Air Quality. The City of Victorville’s General Plan is organized into seven elements which include all elements mandated by California Government Code Section 65302.

The City’s General Plan, adopted on October 21, 2008, represented the first comprehensive update since 1997. Several elements, including the Housing Element, have been subsequently updated to comply with state laws. In 2022, the City updated three Elements (Land Use, Housing, and Safety Elements) and adopted a new Environmental Justice Element. The remainder of the City’s General Plan Elements (Circulation, Resources, and Noise) remain adequate and unchanged at this time, with an update to the City’s Circulation Element anticipated prior to January 1, 2025, pursuant to Senate Bill 932 (2022) in order to add pedestrian and traffic calming plans as well as incorporate the principles of the Federal Highway Administration’s Safe System Approach.

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 usually structured as two reports: one for the General Plan as a whole and one focusing on the Housing Element. 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 report.

The APRs must be submitted annually to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1. OPR guidance suggests APRs be presented and accepted by City Council.

Discussion:

APR Findings

The General Plan APR (Attachment A) provides the City Council and the public with the status of how the City is achieving its various General Plan Goals and Policies set forth within the General Plan and its Elements. Section 2 of this report details each of the Goals and the annual progress made within the City’s seven Elements. Section 3 of the General Plan APR provides information on annual development activity as well as capital improvements for 2022.

The 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. This 2022 APR is presented in an HCD-approved format and it accounts for the first year of the 6th Cycle Housing Element period, which spans for an eight year period. Last year, the City Council adopted and HCD certified the 2021-2029 Housing Element for the City of Victorville. A synopsis of the main points outlined in the various tables included in the 2022 Housing Element APR is provided as follows:

Table	Description
A	Indicates a total of 75 submitted housing development applications (e.g. Tentative Tract Maps, Multi-family Residential, Accessory Dwelling Units, etc.) for a total of 2,684 units. Of the total, 33 applications (759 units) have been approved, and 2 (2 units) disapproved. The remaining applications are pending.
A2	Indicates 1,836 units were entitled, 252 units were issued building permits, and 679 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 6 th Cycle Housing Element.

As discussed in the General Plan and Housing Element APRs, the City continues to make progress in meeting the goals and implementing the policies outlined in the General Plan.

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 is focusing 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 City's Zoning Map to coordinate with the land use designations outlined in the General Plan Land Use Map.
- Update the City's Zoning Ordinance to provide new and updated development standards to accommodate high density residential and mixed use development, as well as remove barriers to housing development.

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.
- 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

- Complete the Wellness Center campus.
- Continue implementation of the Community Revitalization and Investment Authority (CRIA) in the Old Town area.
- Implement the Land Use Element topics noted previously.
- Ensure compliance with applicable State laws and requirements, including providing housing entitlement checklists, streamlined ministerial housing review processes, and updated accessory dwelling unit (ADU) procedures.
- 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 City Climate Action Plan to ensure compliance with the San Bernardino County Regional Greenhouse Gas Reduction Plan.
- Consider agreements with the California Department of Fish and Wildlife (if available) to ensure local implementation of protections relating to the Western Joshua Tree.

Environmental Justice Element

- Complete the Wellness Center campus.
- 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:

- A. 2022 General Plan Annual Progress Report
- B. 2022 Housing Element Annual Progress Report