



Item Number: 5

Planning Commission

PUBLIC HEARINGS

Meeting of: November 8, 2023

Submitted By:

Alex Jauregui, Assistant City Planner

Case:

PLAN23-00025

Subject:

A Planning Commission workshop to discuss the proposed Low Density Residential Infill Overlay District, Health and Wellness Overlay District, the Title 16 Land Use Table, and associated zoning map changes included in Case No. PLAN23-00025 - An Amendment to the Victorville Municipal Code with an Environmental Exemption introducing various changes to Title 16 to address the recently adopted Land Use Element of the General Plan including but not limited to updated development standards, implementation of new zone districts and overlay districts with an updated land use map, and other associated changes.

Applicant:

City of Victorville - Planning Department

Location:

Citywide

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

1. Commissioner Feedback – Provide feedback to City staff on any recommended modifications, inclusions, or deletions to the draft Overlay District standards and updated Land Use Table allowances; and
2. Draft Overlay Districts and Land Use Table update – Recommended that City staff proceed with preparing the draft Overlay Districts and Land Use Table update for adoption, incorporating adjustments recommended by consensus of the Planning Commission.

Summary:

In order to implement the Land Use and Housing Elements of the City's General Plan, an update to Title 16 of the Victorville Municipal Code (V.M.C.) is required in order to provide standards and implementation procedures for the new Overlay Districts that were created by the Land Use Element of the General Plan. Overlay Districts are intended to supplement existing "base" or underlying zone districts to promote and encourage infill development (Low Density Residential Infill Overlay District) and the establishment of areas where certain related uses can be grouped in order to provide opportunities for a healthy community (Health and Wellness Overlay District).

As discussed in this Planning Commission workshop item, City Staff has prepared updates to Articles 6, 7, and 18 of the "Zoning and Land Use" Chapter of Title 16 (Attachment A), which introduce new standards, implementation measures, and incentives specific to the Low Density Residential Infill Overlay District and the Health and Wellness Overlay District. Additionally, draft updates to the City's Land Use Table are included in order to address necessary adjustments relating to the Overlay Districts as well as changes resulting from the recently discussed updates to residential densities and recommendations from other City departments.

Discussion/Analysis:Background

On December 20, 2022, upon recommendation by the Planning Commission, the City Council adopted the updated Land Use Element of the General Plan (Attachment B) in order to comply with City's adopted Housing Element and Assembly Bill 1397, which requires an update to the City's adopted Zoning Ordinance to accommodate housing sites/densities identified in the City's Housing Element.

Adoption of the Land Use Element (LUE) was the first action needed in order update the City's Zoning Ordinance since it updated the Land Use Designations and Land Use Map (Attachment C), which establish boundaries for the Overlay Districts. While the LUE establishes the district boundaries, the Zoning Ordinance (also known as the "Development Code" and "Title 16") also requires updates in order further clarify the rules, regulations and development standards applicable to each General Plan Land Use Designation. The Zoning Ordinance also further designates areas of each LUE Land Use Designation into separate Zone Districts.

On September 13, 2023, the Planning Commission conducted a public workshop to discuss proposed development standards for existing Residential Zone Districts and new Mixed Use Districts. The previous workshop focused on new development standards and development intensity/density allowances for the City's Mixed Use Districts and updated residential categories. (Attachment D).

Draft Code Amendments

The draft amendments discussed herein address the new Low Density Residential Infill Overlay (LDRIO) District as well as the Health and Wellness Overlay (HWO) District, which are combined with existing “base” or underlying zone districts to create areas that promote and encourage infill development within underutilized or partially developed areas of the City in order to coordinate with existing development and provide complementary uses for the benefit of area residents. As defined within the draft amendments, the purpose of each of the proposed Overlay Districts is described as follows:

- *“The Low Density Residential Infill Overlay zoning district is intended to provide an increase in density to encourage infill development, promote the efficient use of existing infrastructure, and provide additional housing opportunities in the core area of the city for those desiring a detached single-family residential housing type but who are willing to have or want smaller lots, with appropriate community facilities...”*
- *“The Health and Wellness Overlay zoning district is intended to provide an opportunity to integrate land uses and design principles that promote health, wellness, equity and associated multi-family housing development with a density of up to 30 units per acre for health care workers, seniors, and others who would benefit from health and wellness related development...”*

A summary of the proposed Overlay Districts, including their specific allowances, regulations, and implementation measures as well as other associated changes to the Land Use Table are discussed below. These changes are referenced below using their “Article” position within Chapter 3 of the Development Code, titled “Zoning and Land Use Requirements”.

Article 6: Zoning Districts and Boundaries

- Updated district listings to address changes to Mixed Use Districts and new Low Density Residential Infill Overlay (LDRIO) and Health and Wellness Overlay (HWO) Districts.

Article 7: Land Use and Special Requirements (Land Use Table 7-1)

- Updated Zoning Categories to address changes to Mixed Use Districts and new Low Density Residential Infill Overlay (LDRIO) and Health and Wellness Overlay (HWO) Districts.
- Provided clarification on the omission of new MU-1 and MU-2 Mixed Use Districts as well as the LDRIO District from Land Use Table 7-1.
- Removed the “A” or Agricultural District from Table 7-1 as it will be combined with the “AE” Exclusive Agriculture District as proposed.

- Added a HWO District category to Land Use Table 7-1 to expand allowable land uses within the HWO areas in order to provide flexibility for health and wellness as well as medical related uses as opposed to existing C-2 (General Commercial) standards. Examples of HWO expansion include:
 - Educational - Professional business colleges/trade schools as a permitted use.
 - Medical – Hospitals, convalescent homes, and medical laboratories as permitted uses.
 - Public – Libraries, parks, and community facilities as conditional uses.
 - Medical Ancillary – Daycare, ambulance services, research service & laboratory, as allowable uses.
- Adjusted residential allowances to reflect updated densities previously discussed.
- Made other minor adjustments throughout Land use Table 7-1 with all adjustments highlighted for reference (see Attachment A – Article 7).

Article 18: Overlay Districts

- Replaced the existing “Slope Protection District” with the Overlay District as Article 18.
 - The Slope Protection District was little used and is now addressed through the City’s Landscape Management Assessment District requirements as well as required Site Plan and Tentative Map review processes.
 - Remaining properties with a Slope Protection District designation will be rezoned with an accompanying Zoning Map update.
- Established the following sections of the new Overlay Districts Article:
 - Purpose – Outlines why the Overlay Districts are established and defines their purpose and intent.
 - Application – Defines how Overlay Districts are to be applied to underlying zoning designations.
 - Development Standards – Provides supplemental development standards for the LDRIO District including allowable lot sizes, lot dimensions, and dwelling unit densities. The standards were created using various Specific Plans and Planned Unit Developments within the City as a guide (Attachment E).
 - Other Development Requirements and Standards – Adds requirements for a homeowner’s association and clarifies allowances for patio covers within the LDRIO District.
 - Approval Process – Designates the approval process for development types within Overlay Districts (i.e. Site Plan Review, Tentative Map Review, and Planned Unit Development Review, as applicable).
 - Planned Unit Development Review – Outlines when a Planned Unit Development is required based on project scope.
 - Incentives – Provides incentives to drive development within Overlay District areas.
 - Design Guidelines – Adds supplement design guidelines.

Additional Changes

- City Staff is currently working to complete an update to the City's Zoning Map; however, as of this writing the complete update is unavailable. In conjunction with the updated residential, mixed use, and overlay districts proposed, the new Zoning Map will accompany the formal Zoning Ordinance update proposed for recommendation at an upcoming meeting. The new Zoning Map will utilize the adopted General Plan Land Use Map (Attachment C) as a guide to establish new and updated Zone Districts and boundaries that correspond to the General Plan designations.

Number of Radius Letters Mailed:

N/A – In accordance with State law, 1/8th page advertisement prepared in lieu of radius mailers given impacts to more than one-thousand property owners.

Attachments: Attachment A – Draft Code Amendments (Articles 6, 7, & 18)
Attachment B – Adopted Land Use Element
Attachment C – Adopted Land Use Element - Land Use Map
Attachment D – Planning Commission Agenda Item – 9/13/2023
Attachment E – Specific Plan & PUD Comparisons