

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 7, 2025

Alex Jauregui, City Planner
City of Victorville
14343 Civic Drive
Victorville, CA 92392

RE: City of Victorville Rezone Implementation – Letter of Technical Assistance

Dear Alex Jauregui:

The purpose of this letter is to provide technical assistance regarding the implementation of Programs PP-A.4 and PP-P.1 (Change Zoning in Appropriate Commercial and Residential Zones) to rezone adequate sites to accommodate the Regional Housing Needs Allocation (RHNA) shortfall.

On March 17, 2025, the California Department of Housing and Community Development (HCD) sent a Letter of Inquiry to the City of Victorville (City) regarding the completion of Programs PP-A.4 and PP-P.1. HCD received a written response from the City on April 16, 2025, stating that the City had implemented these programs by adopting Resolution No. 22-124 on December 20, 2022, and Ordinance No. 2448 on February 6, 2024. HCD has reviewed the documentation submitted by the City and, following the meeting with City planning staff on July 30, 2025, has determined that, while the ordinance meets several requirements of state law, the City must demonstrate the rezonings meet all requirements in Government Code section 65583.2 (h).

Specifically, while more than 50 percent of the City's identified RHNA shortfall is met on mixed-use sites rezoned to MU-2 and the City's adopted Land Use table permits 100 percent residential development on these MU-2 sites, the City's zoning ordinances do not require a minimum of 50 percent of the square footage of developments on MU-2 sites to be for residential use. This standard is required for all mixed-use sites being used to meet the City's lower-income RHNA shortfall per Government Code section 65583.2, subdivision (h)(2).

HCD requests that the City revise its zoning ordinance to meet this statutory requirement for implementing the rezoning actions in Programs PP-A.4 and PP-P.1. If needed, a copy of the revised ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). Such action may include issuance of written findings (Corrective Action Letter) and revoking HCD's finding that

the City's housing element is in substantial compliance with Housing Element Law and/or referral to the California Office of the Attorney General.

HCD provides the City until November 7, 2025 to provide a written response to these findings containing an estimated timeline for when these revisions could be completed and adopted. If you have questions or need additional information, please contact Reid Miller at Reid.Miller@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", followed by a long, sweeping horizontal stroke.

Melinda Coy
Housing Accountability Unit Chief