

Envision
PALMDALE 2045

GPAC Meeting #10

January 13, 2021

Please be advised that this meeting is being recorded

Agenda

- Welcome
- Staff introductions
- Roll call
- Pledge of Allegiance
- GPAC Meeting #9 Minutes approval
- Presentation & discussion: preferred land use alternative
- Public comment

Please be advised that this meeting is being recorded



City Staff Introductions

- **Carlene Saxton**, Director of Economic & Community Development
- **Megan Taggart**, Planning Manager
- **Benjamin Fiss**, Senior Planner

Roll Call – GPAC Members

- **Tony Avila**
- **Juan Blanco**
- **Lourdes T. Everett**
- **Colby Estes**
- **Laura Gordon**
- **Theresa Hambro**
- **Matthew Harris**
- **Aurora Hernandez**
- **Pat Hunt**
- **Sheri Kaneshiro**
- **Teri Lamping**
- **Deborah Rutkowski-Hines**
- **Jason Zink**

Pledge of Allegiance

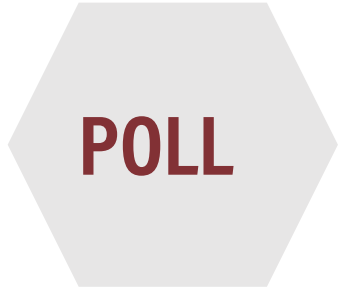


*I pledge allegiance
to the flag of the
United States of
America*

*and to the Republic
for which it stands,
one Nation under
God, indivisible,
with liberty and
justice for all.*

GPAC Meeting #9 Minutes

- Motion to approve or deny?



What You Need to Know: Questions and Comments

Questions and Comments

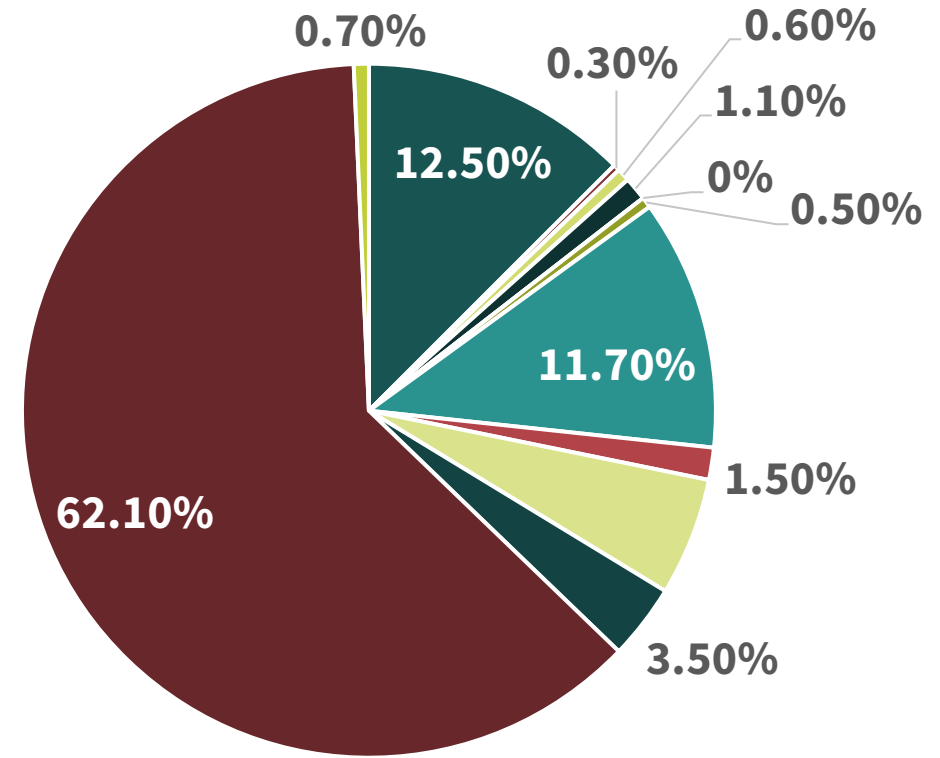
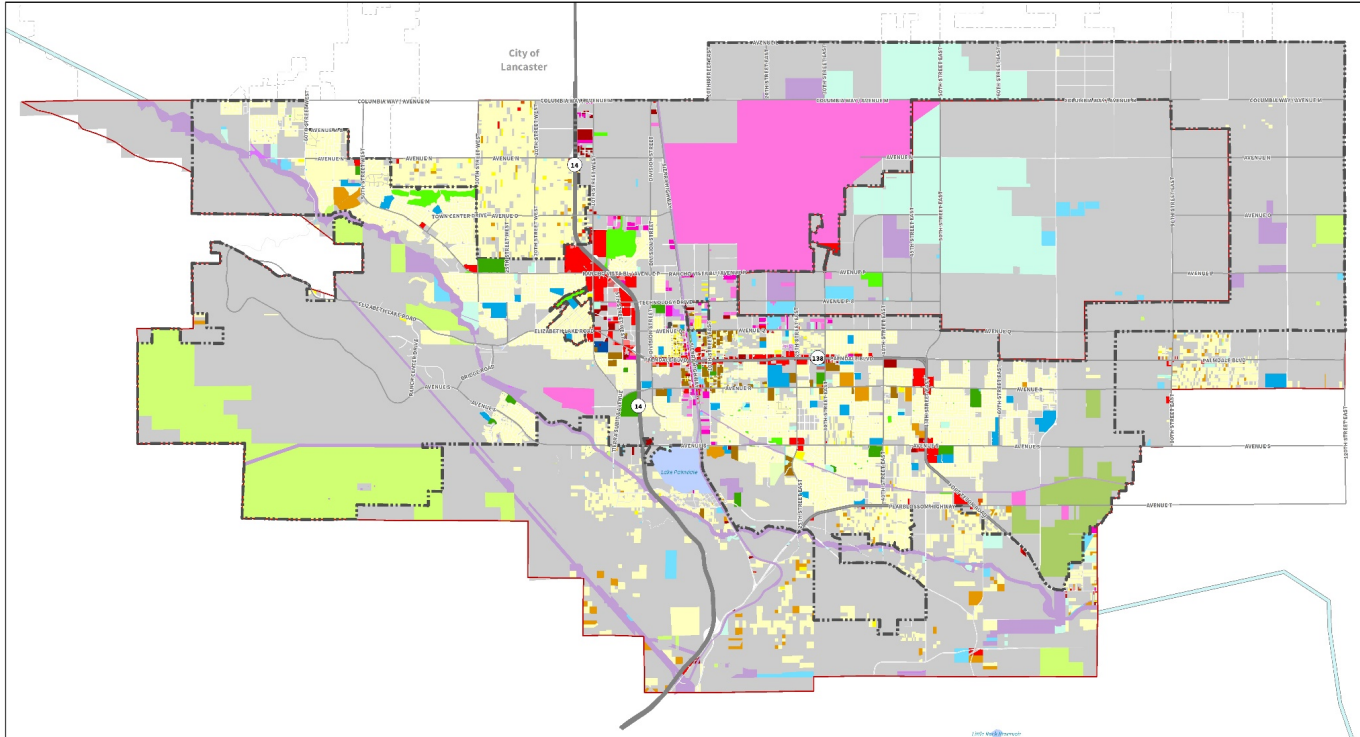
- We will be pausing during the presentation to answer any questions and ask you to participate in polls
- There will be additional opportunity after the presentation to provide comments
- Viewers are invited to submit comments and questions through the forum linked in the YouTube livestream

A dark teal overlay on a photograph of a desert landscape. In the background, a sign with the word 'PALM' is visible. The foreground shows a paved area with a drainage grate and some desert vegetation.

Background

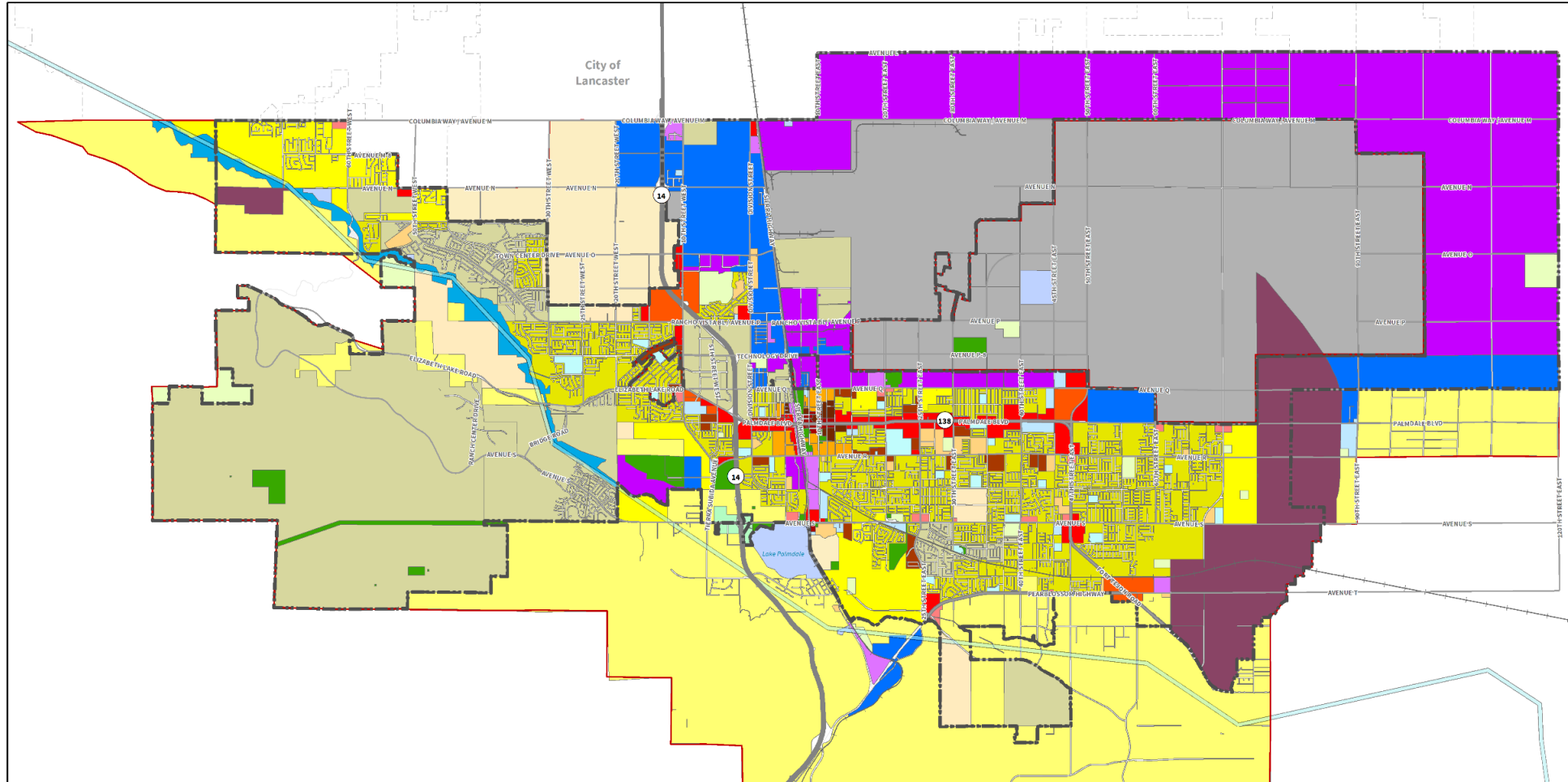


Existing Land Use (What's on the ground)



- Residential - Single family
- Residential - Multifamily
- Residential - Mobile Home
- Commercial
- Mixed Use
- Office
- Industrial/Agriculture/Extraction
- Parks and Open Space
- Public/Institutional
- Infrastructure
- Vacant
- Other

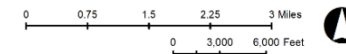
Current General Plan Land Use



General Plan

- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad

- | | | | | |
|-------------------------------------|--|------------------------------|-----------------------------------|---|
| Equestrian Residential (ER) | Medium Residential (MR) | Neighborhood Commercial (NC) | Business Park (BP) | Open Space (OS) |
| Single Family Residential 1 (SFR-1) | Medium High Density Residential (MHDR) | Community Commercial (CC) | Office Commercial (OC) | Park/Public Facility (PF) |
| Single Family Residential 2 (SFR-2) | Multifamily Residential (MFR) | Regional Commercial (RC) | Mineral Resource Extraction (MRE) | Public Facility-School (PF-S) |
| Single Family Residential 3 (SFR-3) | High Density Residential (HDR) | Downtown Commercial (DC) | Industrial (IND) | Public Facility-Treatment Plant (PF-TP) |
| Low Density Residential (LDR) | Special Development (SD) | Specific Plan Area | Commercial Manufacturing (CM) | California Aqueduct |
| | | | | Airport and Related Uses (AR) |



Data Source: City of Palmdale GIS data; World Terrain Base, 2015 ESR, USGS, NOAA.
 Produced by Raini + Associates
 March 2019

Land Use Framework + Alternatives + Community Feedback



Major Vision Themes



Unified + welcoming



Vibrant Downtown



Diverse, high-quality jobs



Resilient local economy



Safe + healthy community



Quality medical + mental healthcare



Housing options for all stages of life + ability



Quality + accessible education

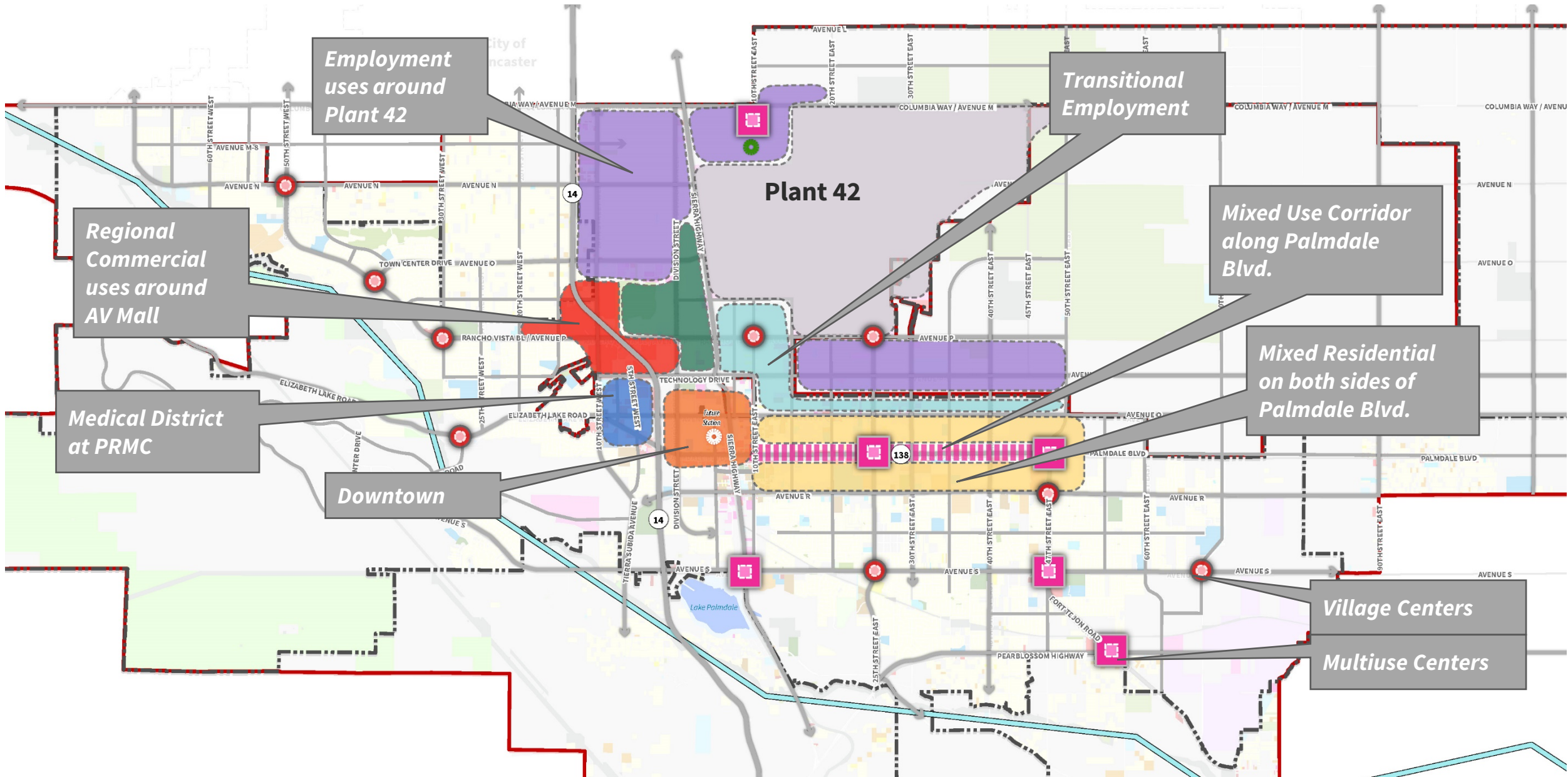


Preserve natural setting



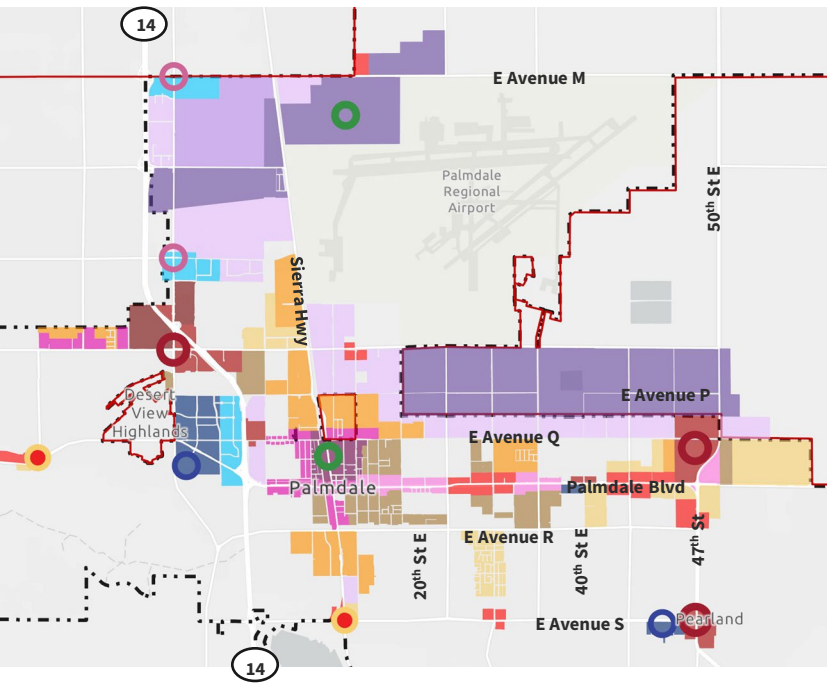
Forefront of transportation Innovation

Land Use Framework

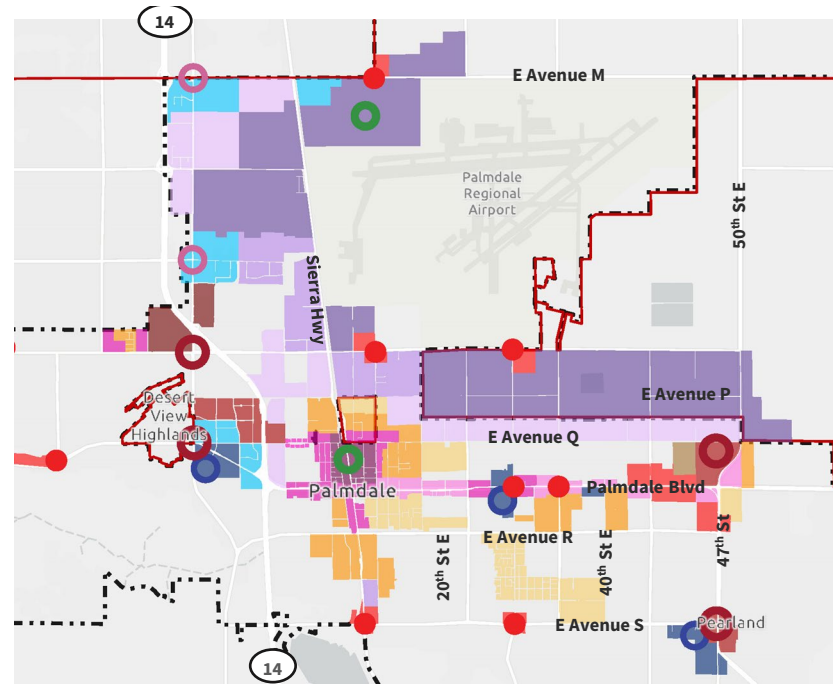


Land Use Alternatives Comparison

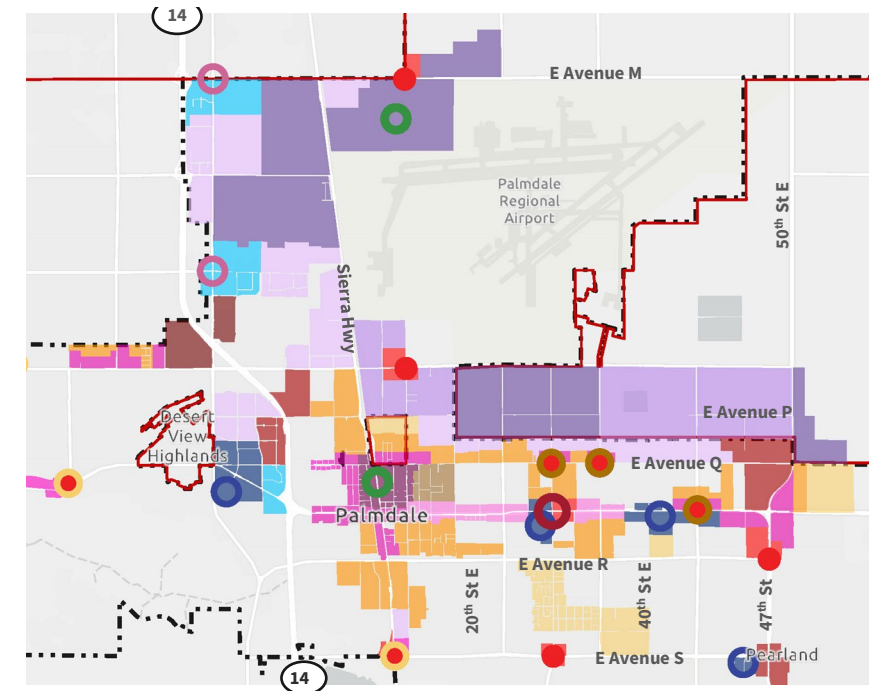
Alternative #1



Alternative #2



Alternative #3



- Education/Health Center
- Regional Multiuse Center
- Transportation Hub
- Visitor Commercial Center

- Village Center: Neighborhood Commercial Center
- Village Center: Neighborhood Commercial Center and Mixed Neighborhood 2
- Village Center: Neighborhood Commercial Center and Mixed Use 3

- Mixed Neighborhood 2 (MN2)
- Mixed Neighborhood 3 (MN3)
- Mixed Neighborhood 4 (MN4)
- Mixed Use 1 (MU1)

- Mixed Use 2 (MU2)
- Mixed Use 3 (MU3)
- Mixed Use 4 (MU4)
- Aerospace Industrial (AI)

- Industrial (IND)
- Employment Flex (EF)
- Regional Commercial (RC)
- Neighborhood Commercial (NC)

- Visitor Commercial (VC)
- Institutional (I)

Summary of Phase 2 Engagement

- **Stakeholder Focus Groups (July 2020)**
 - 47 attendees
- **Live Presentation + Q&A (August 2020)**
 - 42 live participants, 77 YouTube views
- **Virtual Workshop + Survey (July-August 2020)**
 - 418 responses, >3,100 views
- **Pop-Up Workshops (July-August 2020)**
 - 9 events, 297 participants
- **GPAC Meetings (Ongoing)**
 - 9 meetings to date, 15 members
 - GPAC Meeting #7 - 73 YouTube views
 - GPAC Meeting #6 - 177 YouTube views



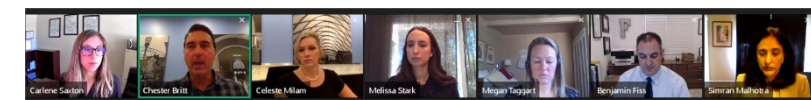
City of Palmdale General Plan Update: Virtual Workshop + Survey of Land Use Alternatives

Welcome Project Background Land Use Alternatives **Alternative #1** Alternative #2 Alternative #3 Compare the Alternatives Survey

Alternative #1

Alternative #1 focuses more activity and energy towards the City core, with a major medical and educational hub on 10th Street West and moderate-high residential developments allowed close to downtown. Major components of Alternative #1 are:

- A large education district with higher education facilities at 10th Street West between Technology Drive and Avenue Q/Elizabeth Lake Road;
- An additional medical district on Avenue S between 40th Street East and 47th Street East;
- Regional commercial uses at the Palmdale Boulevard and 47th Street East intersection; higher density residential expanded around the future downtown between Avenue Q and Avenue R;
- Neighborhood centers throughout the City that provide a mix of neighborhood retail or commercial uses surrounded by townhomes and courtyard apartments; and



Envision PALMDALE 2045
embrace community

Thank you for joining us! The presentation will begin shortly.

Para escuchar la presentación en español, llame al 1-866-899-4679, código de acceso 593-934-637.

Connecting to Audio:

- Please make sure you connect to audio through your computer or by calling in by phone. To connect by phone, please call 1-877-309-2074, enter the Access Code 940-773-954, and then enter your unique Audio PIN which will appear on your screen.
- If you are having audio issues, please try the following: On the right hand panel of your screen, under the Audio Tab, select to use either your computer audio or join via phone call. For phone call, dial the Access Code 940-773-954 and Audio PIN on the right hand panel of your screen.

Please note that the audience will be automatically muted during the presentation.

If you have not already, please use this time to take our survey on the project website, Palmdale2045.org.

Overall Feedback on Alternatives

- **Overall preference for Alternative 3**
 - Mix of employment uses, # of jobs
 - Low VMT, less travel is better for families and youth
 - Alternative 3 offers most flexibility
 - Opportunity to make Palmdale vibrant – “place to call home”
 - Plan should give youth a choice to stay in Palmdale (education, jobs, housing choices)
 - Diversification of the local economy is important, with Aerospace serving as the backbone
- **Medical Districts** – like the idea of two locations for better accessibility by residents
- **Education Districts** – prefer two locations, vocational training as well as higher education












Palmdale 2045 General Plan Land Use Designations

Palmdale 2045 Land Use Designations

Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.

Residential









Type	Description	Example
Equestrian Residential (ER)	Rural single-family buildings on lot sizes 2.5 acres or larger. Animal keeping activities permitted, and overall accessed primarily by car (residential density range is up to 0.4 dwelling unit per acre (du/ac)).	
Low Density Residential (LDR)	Detached single-family buildings located on hillsides or in valleys and as a transition between rural and suburban areas. Lot sizes range between 1-2.5 acres, and are accessed primarily by car (residential density range is up to 1 dwelling unit per acre (du/ac)).	
Single Family Residential 1 (SFR1)	Detached single-family buildings in a semi-rural environment with horse/animal keeping possible. Lot sizes range between 0.5-1 acres, and are accessed primarily by car (residential density range is up to 2 dwelling units per acre (du/ac)).	
Single Family Residential 2 (SFR2)	Single-family buildings, appropriate in those areas between the valley floor and steeper hillside areas (having less than ten percent slope). Lot sizes range between 0.3-0.5 acres, and are accessed primarily by car (residential density range is up to 3 dwelling unit per acre (du/ac)).	
Single Family Residential 3 (SFR3)	Detached single-family neighborhoods with the City's standard 7,000 square foot minimum lot size. Accessed primarily by car but also accessible to bicycles and pedestrians (residential density range is from 3 du/ac to 6 du/ac).	

Type	Description	Example
Residential Neighborhood 1 (RN1)	A neighborhood that may include mobile homes, single family detached, single family attached, small lot homes, townhouses, condominiums, duplexes, triplexes, 4-plexes oriented for walking and biking while still accessible by car (residential density range is 6 du/ac to 10 du/ac).	
Residential Neighborhood 2 (RN2)	A neighborhood that may include a variety of attached and detached housing units like a mix of townhomes, 2-3 story walkups, or courtyard style apartments. Oriented for walking and biking while still accessible by car (residential density range is 10 du/ac to 20 du/ac).	
Residential Neighborhood 3 (RN3)	A walkable neighborhood where buildings are close to the sidewalk and may include housing types like garden apartments, rowhouses, mid-rise apartment buildings within walking distance of goods, services, and transit (residential density range is 20 du/ac to 30 du/ac).	
Residential Neighborhood 4 (RN4)	A walkable neighborhood where buildings are close to the sidewalk and may include a variety of attached dwelling types like townhouses, condominiums, and mid-rise to high-rise apartments all within walking distance of goods and services, and transit (residential density range is 30 du/ac to 50 du/ac).	











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Mixed Use

Type	Description	Example
Mixed Use 1 (MU1) 	A neighborhood-scale main street with services and active storefronts located at or near the sidewalk. Including some residential above or next to commercial uses with some as 2-story buildings (up to 0.35 maximum FAR; residential density from 10 du/ac to 20 du/ac).	
Mixed Use 2 (MU2) 	A slightly taller neighborhood scale environment with ground floor office or retail located at or near the sidewalk with housing next to or above, some as 3-4 story buildings (maximum FAR from 1.0 to 2.0; residential density from 20 du/ac to 30 du/ac).	
Mixed Use 3 (MU3) 	A more urban, walkable neighborhood with office, light R&D, and retail ground floor located at or near the sidewalk with housing next to or above, including townhomes and 3-6 story residential (maximum FAR from 1.5 to 3.0; residential density from 30 du/ac to 50 du/ac).	
Mixed Use 4 (MU4) 	An urban, walkable, downtown environment with ground floor retail, light R&D, office on the ground floor at or near the sidewalk and some housing next to or above, buildings ranging from 3-7 stories (maximum FAR from 2.5 to 4.0; residential density from 50 du/ac to 80 du/ac).	





Commercial, Office, and Industrial

Type	Description	Example
Neighborhood Commercial (NC) 	Convenience-type retail, neighborhood offices and service activities designed to serve the daily needs of the immediate neighborhood accessible by car, bicycle, and on-foot (up to 0.35 maximum FAR).	
Regional Commercial (RC) 	Accommodates retail and service uses attracting consumers from a regional market area. Big box retail, malls, auto dealerships, etc. Primarily accessed by car (up to 1.0 maximum FAR).	
Visitor Commercial (VC) 	Accommodates hotels, convenience retail, entertainment, and other goods and services for visitors and highway traffic. Primarily accessed by car (up to 2.0 maximum FAR).	
Employment Flex (EF) 	Mixed use development of lighter industrial uses and more intensive service, retail, and wholesale commercial uses including R&D, small warehouses, office, and medical uses in a walkable and/or auto-accessible environment (up to 1.0 maximum FAR).	
Industrial (IND) 	A variety of heavy industrial uses, including manufacturing and assembly of products and goods, warehousing, distribution, and similar uses, primarily accessed by car (up to 0.5 maximum FAR).	



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Commercial, Office and Industrial

Type	Description	Example
Aerospace Industrial (AI)	Public and private aerospace industrial, support facilities, airfields, office, manufacturing, and related services, with transportation and commercial support, primarily accessed by car (up to 0.5 maximum FAR).	
Mineral Resource Extraction (MRE)	Permits extraction and processing of mineral resources, including sand, gravel and granite (up to 0.25 maximum FAR).	
Health and Wellness (HW)	Public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics, and pharmacies.	
Educational Flex (EDF)	Mix of educational type uses including trade schools, public and private higher educational facilities and satellite campuses, supportive retail, office, and housing.	
Specific Plan (SP)	Existing Palmdale Specific Plans. Allowed uses, densities, and other standards can be found in each Specific Plan document.	

Public

Type	Description	Example
Public Facility-Park (PF-P)	Land utilized for public parks.	
Public Facility-School (PF-S)	Land utilized for public educational facilities.	
Public Facility-Civic (PF-C)	Land utilized for public facilities including but not limited to libraries, public art and cultural, safety, and governmental facilities, sewer and water treatment plants, and landfills (up to 1.0 maximum FAR).	
Open Space (OS)	Land reserved for natural open spaces.	

A dark teal overlay covers the entire image. In the background, a photograph shows a residential area with a sign that says "PALM". The sign is partially obscured by the text "Questions?".

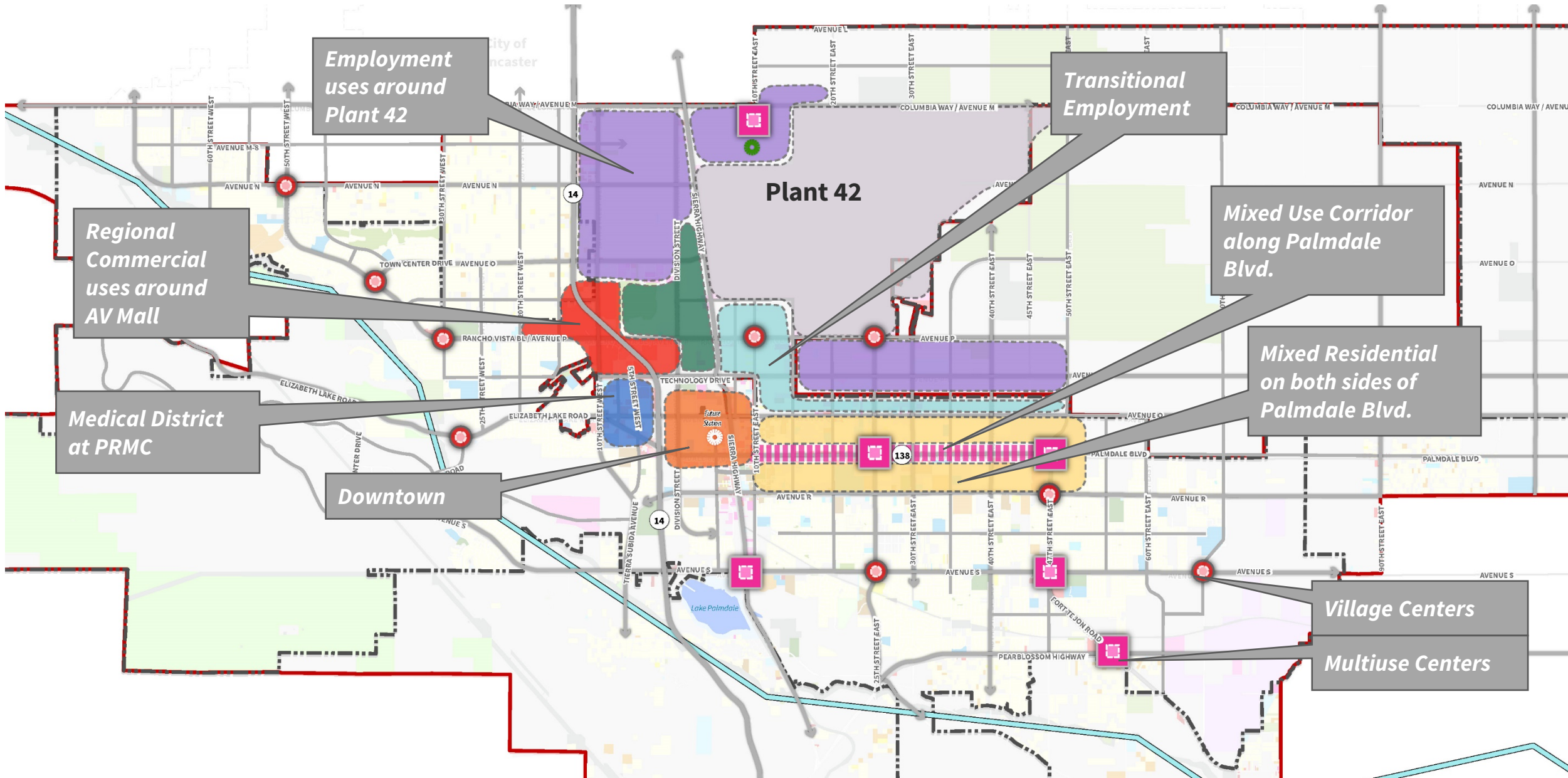
Questions?



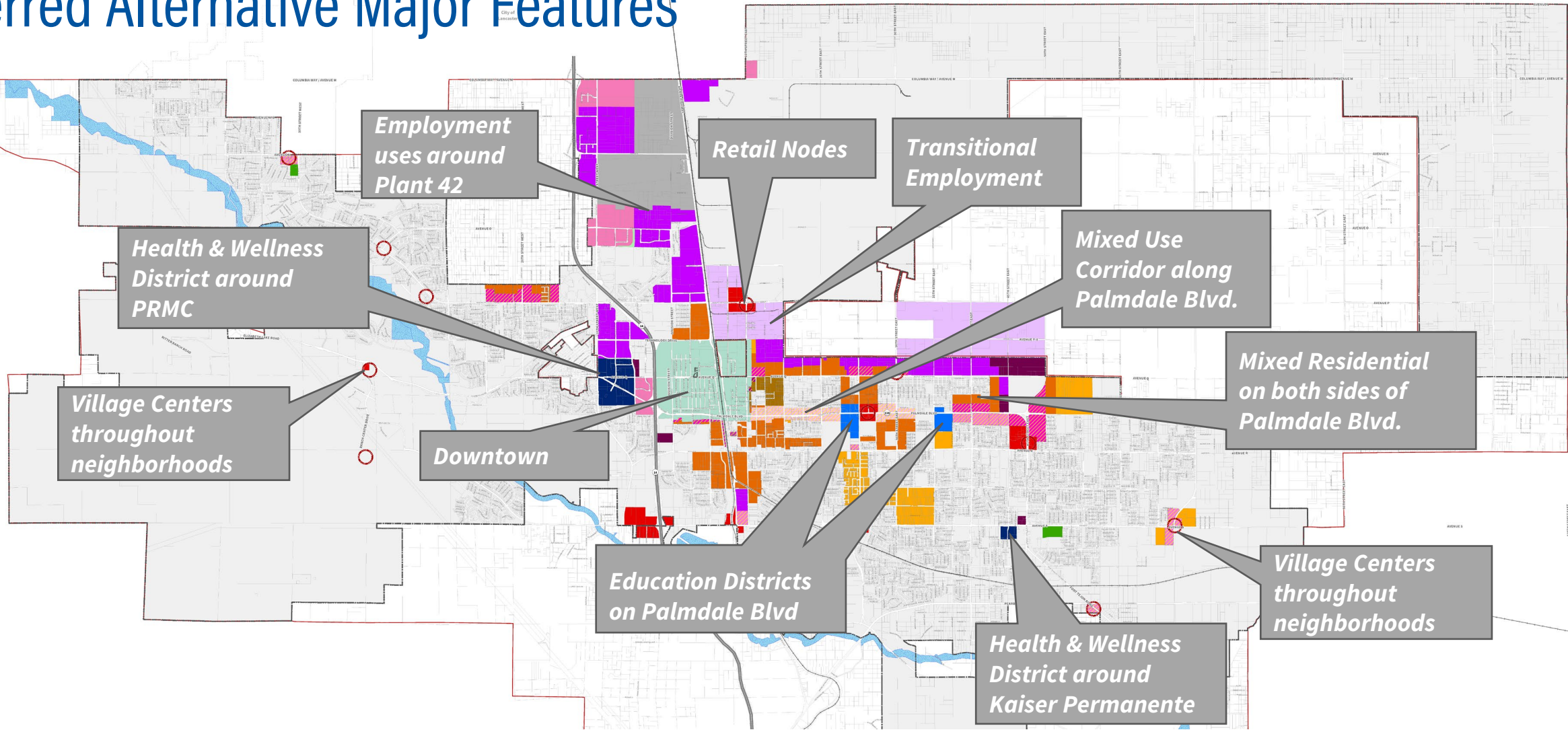


Preferred Land Use Alternative

Land Use Framework



Preferred Alternative Major Features



Residential Designations

- Residential Neighborhood 1
- Residential Neighborhood 2
- Residential Neighborhood 3
- Residential Neighborhood 4

Mixed Use

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Health and Wellness
- Educational Flex

Commercial/Office/Other

- Neighborhood Commercial
- Regional Commercial
- Visitor Commercial
- Specific Plan

Industrial

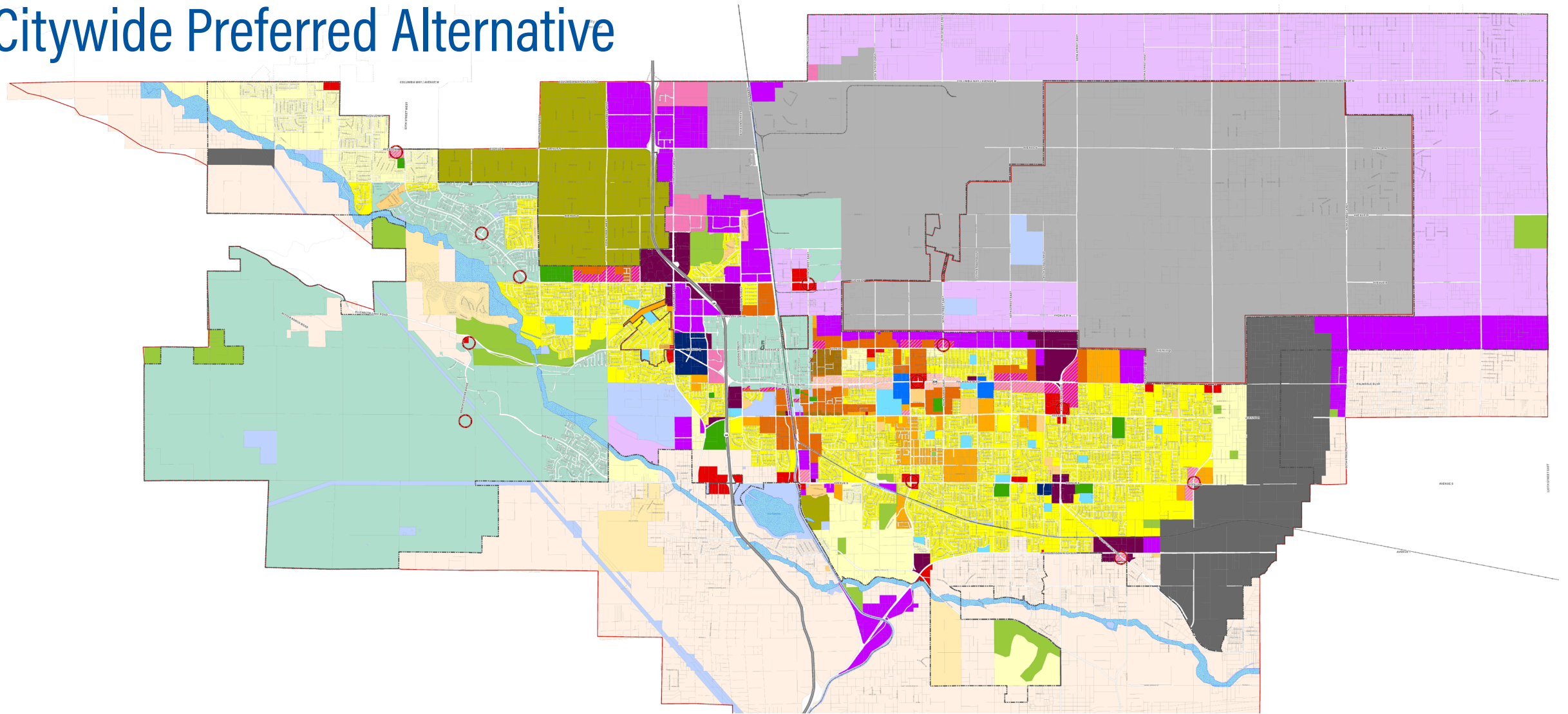
- Employment Flex
- Industrial
- Aerospace Industrial

Public

- Public Facility-Park
- Open Space

- City Boundary
- Sphere of Influence
- "Village Centers"
- Major Highway/Arterial
- Railroad
- Water Body/Aqueduct

Citywide Preferred Alternative



Residential Designations

- Equestrian Residential
- Low Density Residential
- Single Family Residential 1
- Single Family Residential 2
- Single Family Residential 3
- Residential Neighborhood 1
- Residential Neighborhood 2
- Residential Neighborhood 3
- Residential Neighborhood 4

Mixed Use

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Health and Wellness
- Educational Flex

Commercial/Office/Other

- Neighborhood Commercial
- Regional Commercial
- Visitor Commercial
- Specific Plan

Industrial

- Employment Flex
- Industrial
- Aerospace Industrial
- Mineral Resource Extraction

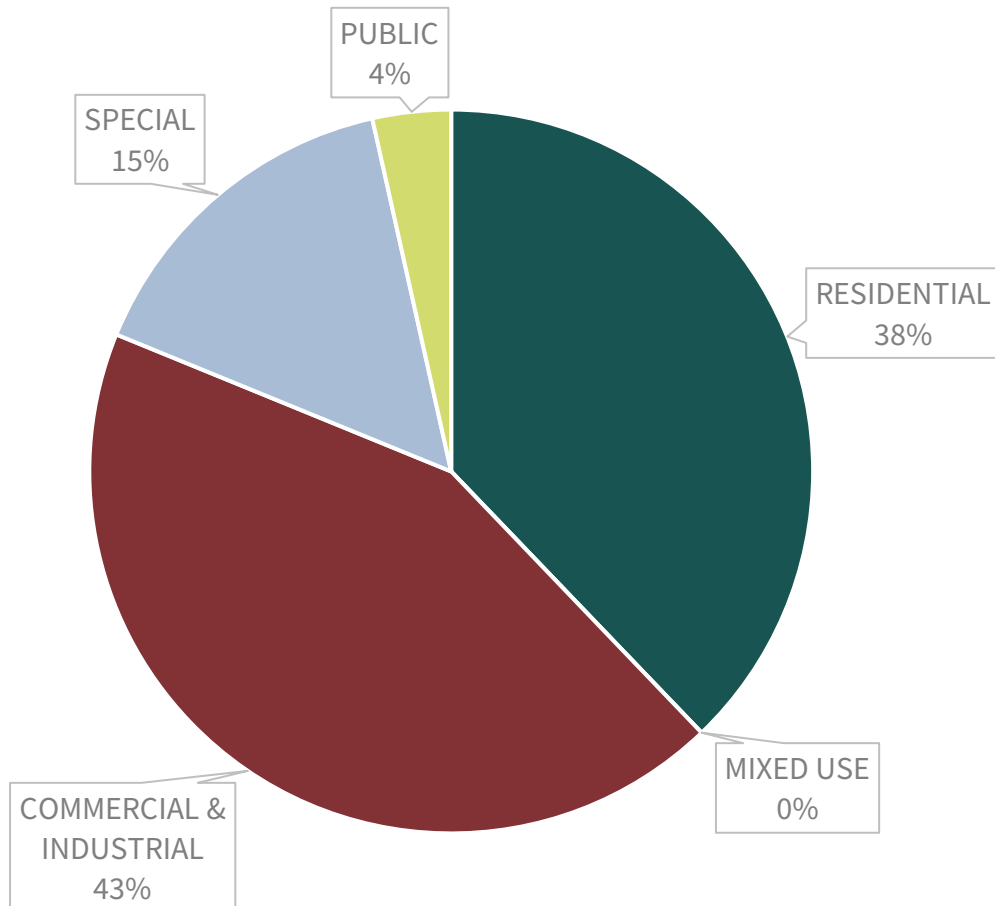
Public

- Public Facility-School
- Public Facility-Civic
- Public Facility-Park
- Open Space

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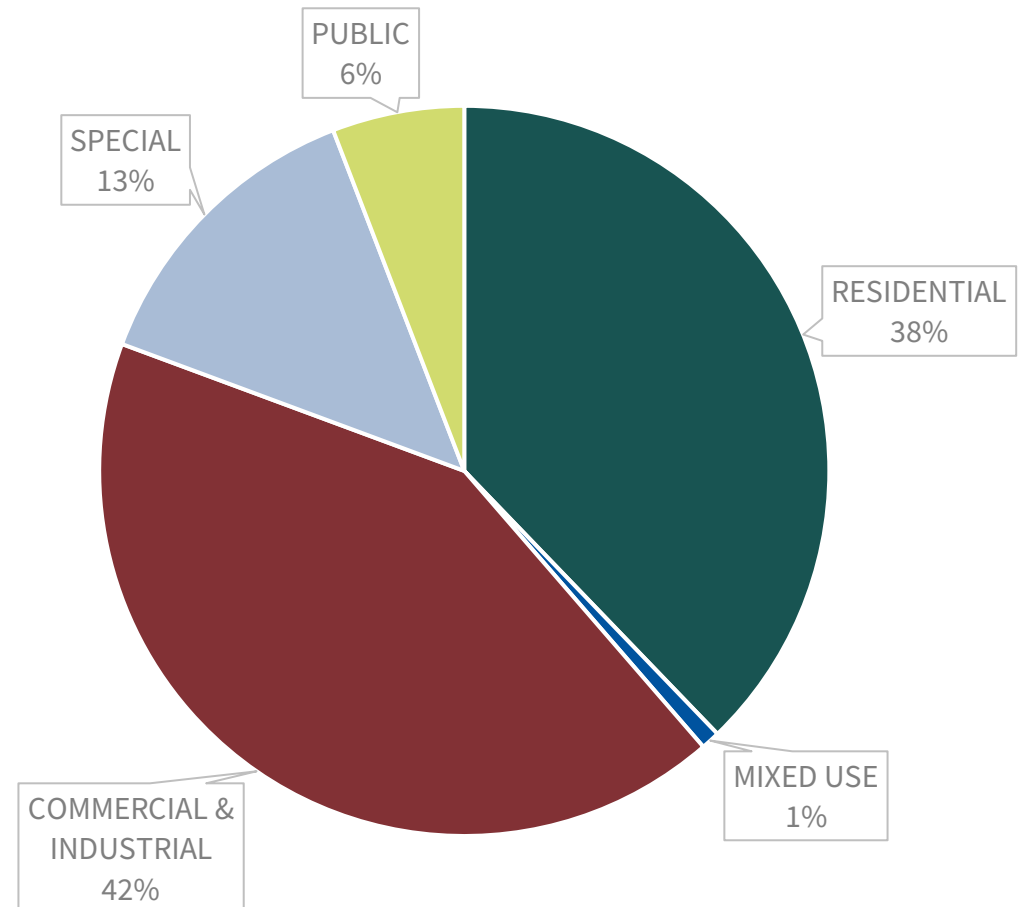
Land Use Breakdown + Comparison

Current General Plan



- RESIDENTIAL
- COMMERCIAL & INDUSTRIAL
- PUBLIC
- MIXED USE
- SPECIAL

Preferred Land Use Alternative



- RESIDENTIAL
- COMMERCIAL & INDUSTRIAL
- PUBLIC
- MIXED USE
- SPECIAL

Preferred Land Use Alternative Metrics

TOTAL HOUSEHOLDS



ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD



ANNUAL HOUSEHOLD COST: TRANSPORTATION + ENERGY + WATER



TOTAL JOBS



WALKING/BIKING TRAVEL MODE SHARE

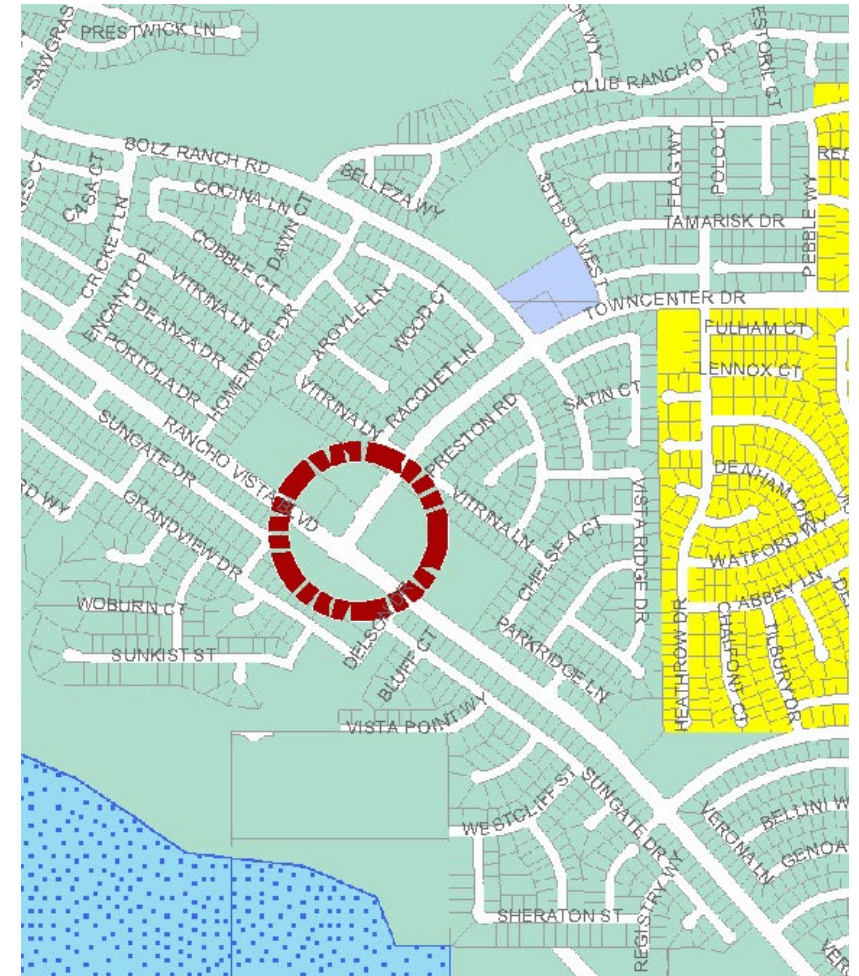


POLL

Questions?

Village Centers

- Village centers offer a mix of residential uses and daily goods and services within neighborhoods in a mixed use setting
- Consist of a variety of land use designations including
 - Mixed Use 1 (MU1)
 - Mixed Use 2 (MU2)
 - Neighborhood Commercial (NC)
- Include publicly accessible plazas or courtyards connected to the larger pedestrian and bicycle network



Example Village Center



Two-to-three story apartments over ground floor retail or services.



New public plazas and gathering spaces.

RANCHO VISTA BOULEVARD AND TOWN CENTER DRIVE



Alley-loaded townhouses (two-to-three stories) abutting existing residential neighborhood.



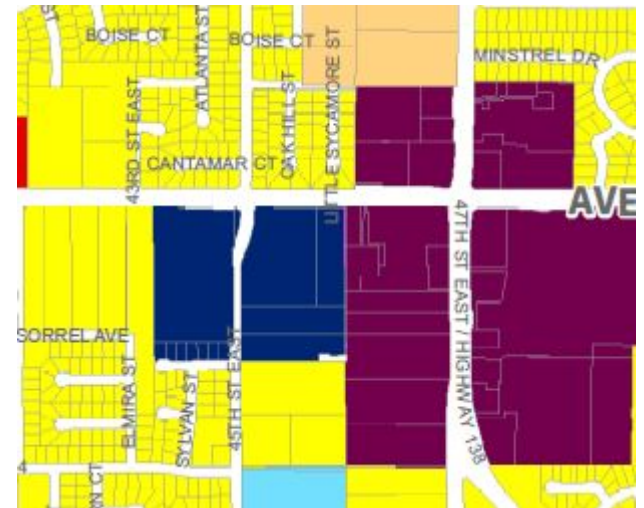
New public gathering places.

POLL

Questions?

Health & Wellness Districts

- The Health and Wellness designation provides for a mix of public and private medical, health, and wellness uses in a campus setting.
- Allowed uses include emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies.
- Two locations:
 - Near PRMC (Palmdale Blvd. & 10th Street West)
 - Kaiser Permanente (Ave S and 45th St)



Health & Wellness Districts



Mix of uses including medical, office, R&D/ laboratory, retail and housing.



Public gathering spaces and plazas.

PALMDALE BOULEVARD & 10TH STREET WEST



New medical research facility to support Palmdale Regional Medical Center.



Outdoor gathering space.

POLL

Questions?

Education Districts

- The education district provides for a mix of educational types (Education Flex) uses in a campus like setting.
- Allowed **primary** uses: trade schools, public and private higher education facilities, and satellite campuses,
- Allowed **secondary** uses: supportive retail, offices and housing.



Example Education District

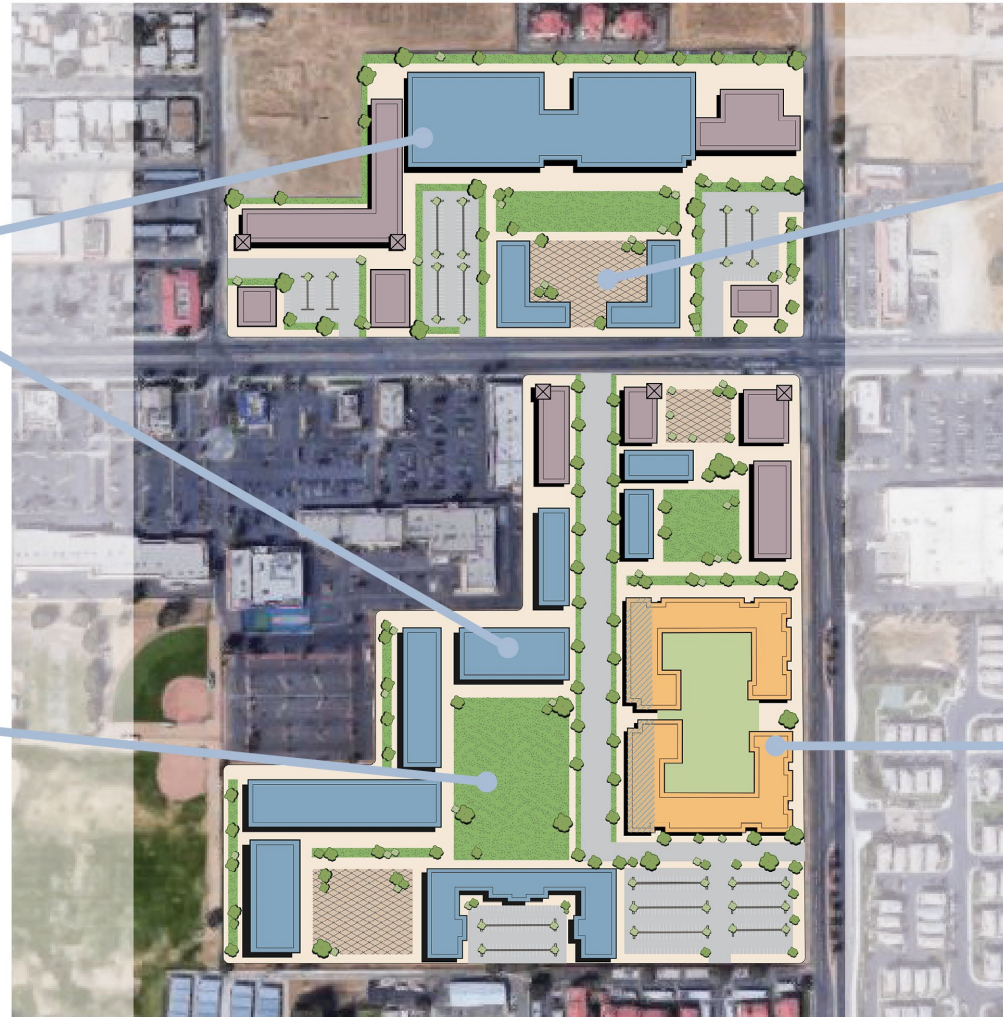
PALMDALE BOULEVARD & 25TH STREET EAST



Mix of educational uses.



Outdoor collaboration space and flexible plaza space.



Public plazas or gathering spaces.



Podium apartments with educational or office uses on the ground floor.

POLL

Questions?

Public Comment

Members of the public please use the link found in the YouTube description to submit comments. You can also email generalplan@cityofpalmdale.org

Upcoming Events and Next Steps

Preferred Alternative Community Survey: LIVE NOW! www.palmdale2045.org

Community Workshop #3: February 4, 2021, 5 pm

Next GPAC meeting #11 – Transportation: February 24, 2021



Thank you!

City of Palmdale

Phone

661-267-5200

Email

generalplan@palmdale2045.org