



City of Palmdale General Plan Update Joint General Plan Advisory Committee #14 and Public Workshop: Land Use, Housing and Mobility Policy Frameworks

July 15, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Meeting Minutes (Adopted July 28, 2021)

Meeting Objectives

- Review existing setting related to land use and housing topics
- Review and refine preliminary land use and housing goal and policy recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Tony Avila, Juan Blanco, Colby Estes, Laura Gordon, Matthew Harris, Theresa Hambro, Pat Hunt, Sheri Kaneshiro, and Jason Zink

Absent: Lourdes T. Everett, Aurora Hernandez, Deborah Rutkowski-Hines, and Teresa Lamping

City Staff

Carlene Saxton, Director of Economic and Community Development; Drew Pletcher, Deputy City Attorney; Megan Taggart, Planning Manager; and Ben Fiss, Senior Planner

Consultant Team

Raimi + Associates: Simran Malhotra, Troy Reinhalter, and Aram Kamali

Veronica Tam and Associates: Veronica Tam and Holli Safran

Public

Twenty members of the community joined the Zoom meeting, though no public sign-in is available.

Simultaneous Spanish translation was provided at this meeting, as requested by a member of the community more than 72-hours prior to the meeting.

Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Pat Hunt made a motion to approve GPAC #13 meeting minutes (June 30, 2021) and Theresa Hambro seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan which included the project schedule, summary of engagement to date, and an introduction to the policy frameworks.

The background component of the presentation was led by Simran who reviewed the land use information, the preferred land use alternative process, existing plans, and programs, and proposed draft policies. Veronica Tam provided an overview of housing background including existing plans, programs, feedback from the community, and proposed draft policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions—with the exception of the meeting minute approval poll—were available to members of the public and GPAC, but please note that not all participants responded to all polls.

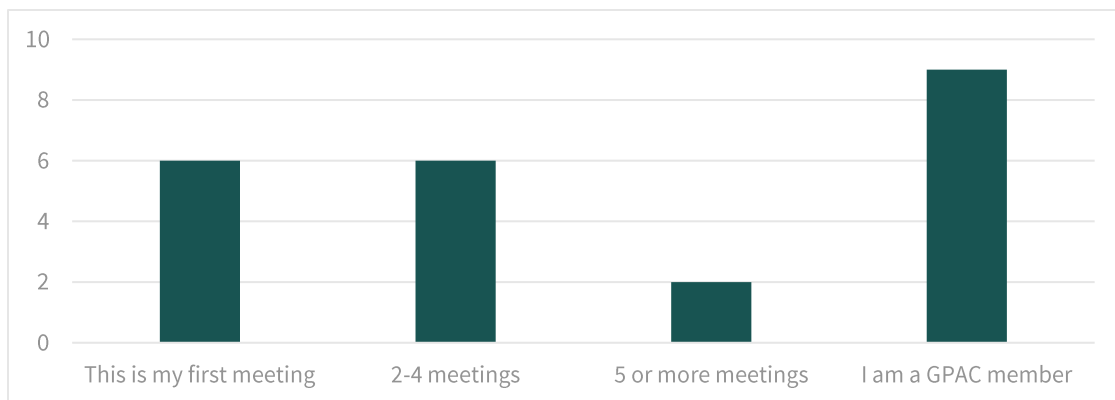
In advance of the meeting, the project website was updated with background materials including the land use and housing policy framework, land use and urban form existing conditions report, and the housing conditions needs assessment report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

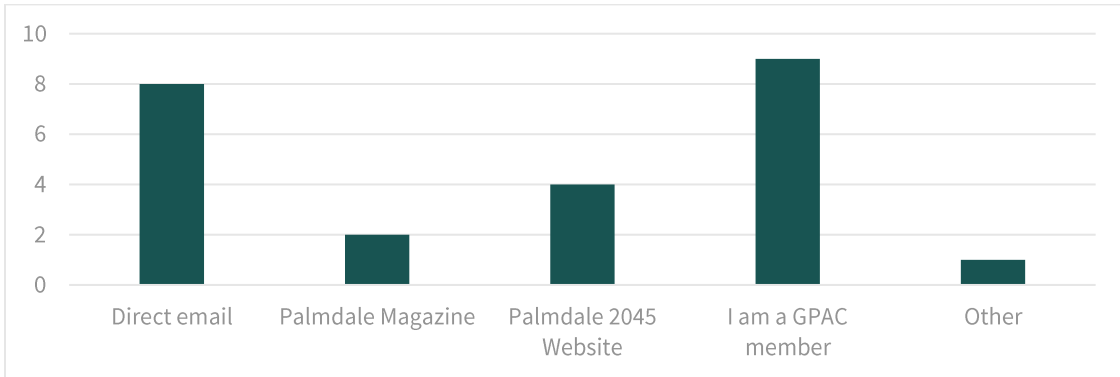
General Plan Overview

The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



How did you hear about this meeting? (Select all that apply)

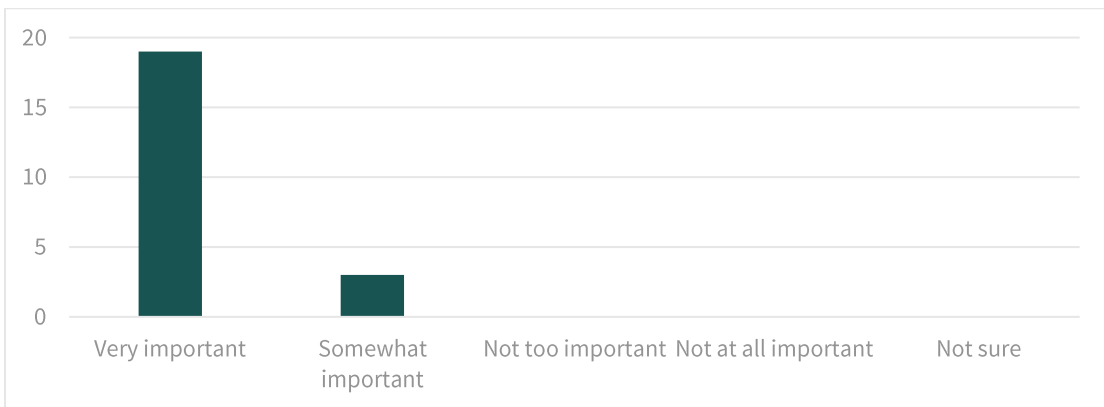


Existing Setting

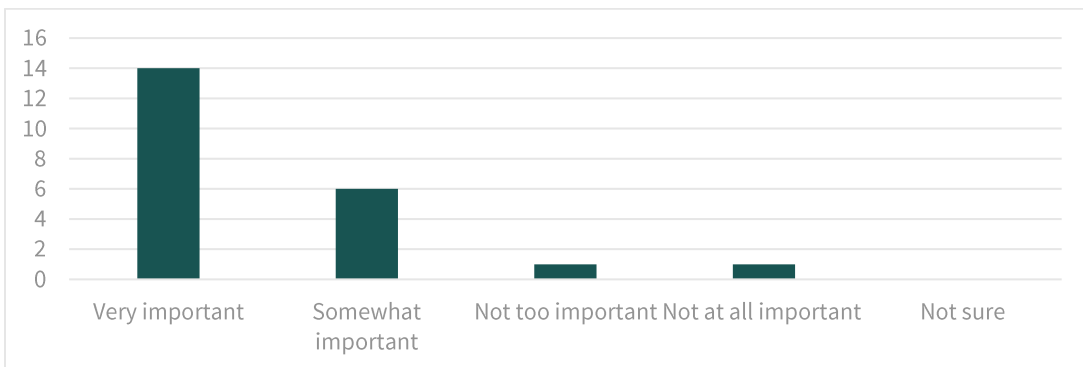
As a precursor to the draft goals and policies, Simran and Veronica provided background on land use and housing conditions in Palmdale, including defining both general plan elements and key requirements.

How Important are the following outcomes for the future of Palmdale? Please tell us whether each outcome is very important, somewhat important, not too important, or not at all important.

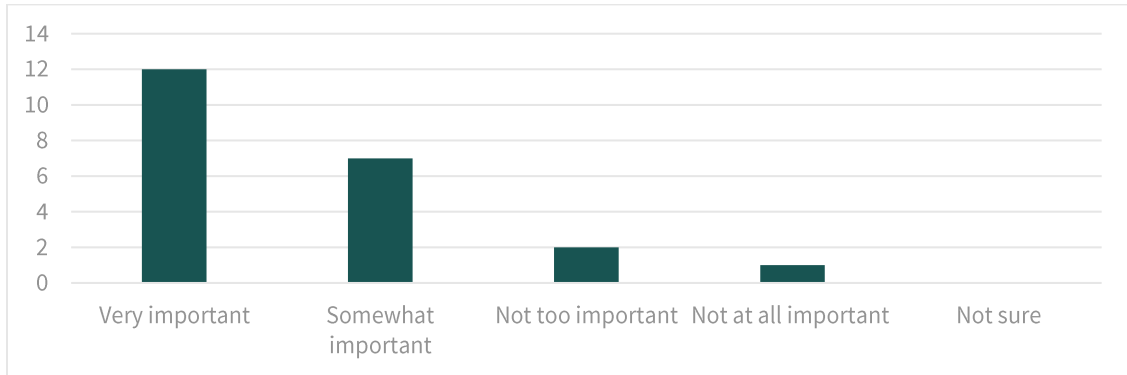
Balanced Jobs and Housing Growth



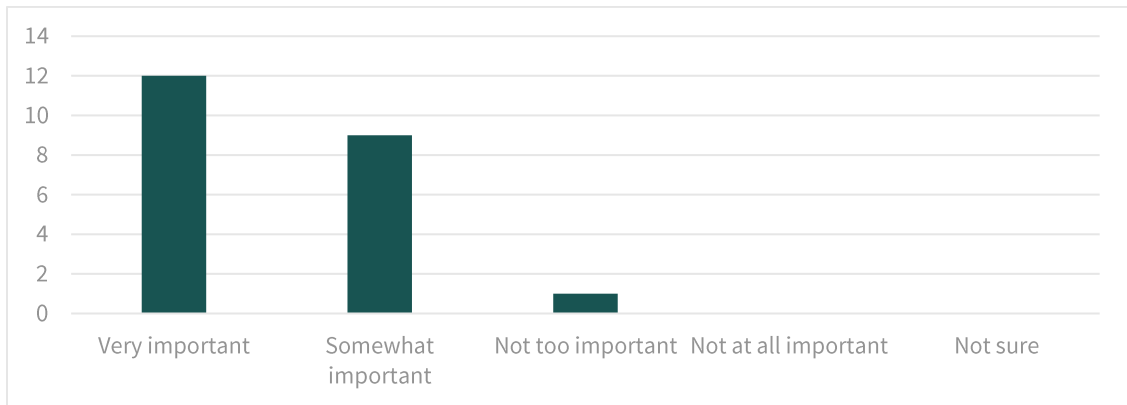
Promote mixed income and affordable housing



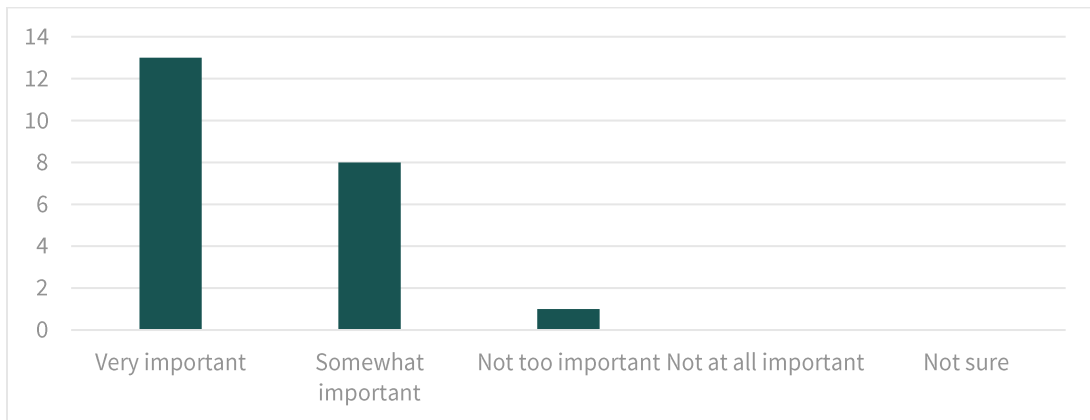
Walkable, complete, “20-Minute” Neighborhoods



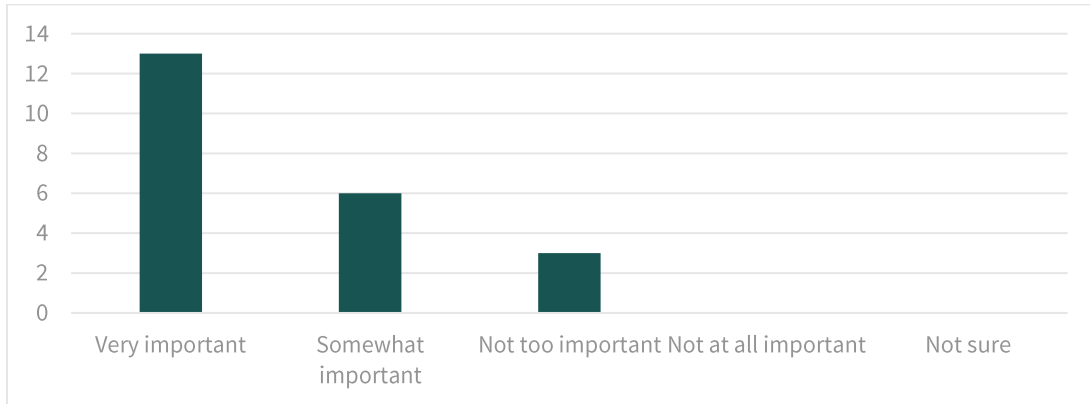
Transit-Oriented community around the station



More Housing Options, Especially Downtown



Expansion of Aerospace, Light Industrial, Film, & Office Uses



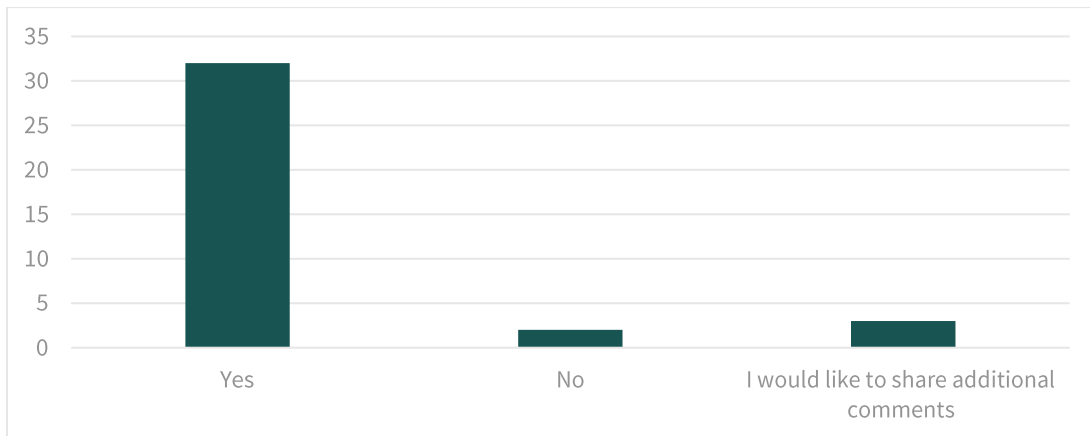
Existing Plans/Policies and Feedback from Community Engagement

Simran and Veronica reviewed existing land use and housing plans and programs in Palmdale and highlighted community feedback related to both topics

Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran and Veronica provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies for land use and housing.

Do these goals address the vision themes and land use outcomes identified for the General Plan Update?



Other Questions and Comments

Throughout the presentation, GPAC members asked questions and provided various comments, which are summarized below. General Plan Team responses are shown in italics.

- Do housing constraints consider access to water?
 - *The Regional Housing Needs requires cities to accommodate a set number of housing units, it does not require building of those units. However, lack of water is not a reason to not plan for new growth.*
- Can we survey the folks who work in Palmdale but stay in hotels—as opposed to living in Palmdale—to see if they would consider moving to the City?
 - *While surveying those folks is not part of the General Plan scope, our desire is to create neighborhoods and a sense of community that attracts those people to move to Palmdale.*
 - *In addition, the City of Palmdale actively works with local hotels to survey guests regularly about the nature of their stay in Palmdale.*
- What area is referred to as Downtown?
 - *The area that is the original Downtown and is included in the Palmdale Transit Area Specific Plan (PTASP) between the 14 Freeway and 10th Street East and Technology Drive, which is around the future High Speed Rail Station.*

3. Small Group Discussions and Report Out

Following the presentation, the GPAC and members of the public separated into two small groups for further discussion. Once completed, a member of each group shared highlights to all attendees of the meeting. More detailed notes from each small group discussion are attached to these minutes.

Breakout Group Report Out

- Development of a higher education facility should be included as a key outcome
- Support for 20-minute neighborhoods and increased access to goods and services
- Desire for walkable blocks in the future that increase pedestrian comfort and connectivity
- Improve the overall aesthetic and design of the city
- Neighborhoods should be cleaned, including enhanced sidewalks and more trash receptacles
- The City should fund infrastructure improvements and enhancements to support local businesses and property owners
- Desire for more parks, trees, and greenspaces
- Maintain the natural beauty of Palmdale

GPAC Group Report Out

- Preserve natural desert environment and expand parks and open space
- Provide adequate access to goods and services across the City
- Expansion of broad band internet access
- Programs to assist extremely low-income folks access housing
- Consider use of alternative building materials to reduce construction costs
- Disperse affordable housing across the City
- Providing care and services to homeless populations including development of a homeless shelter

4. Public Comment

Members of the public who joined the meeting were invited to share public comments. Three folks provided public comment, which are summarized below.

- How will California's guaranteed income affect affordable housing?
- Are we considering building shelters to support homeless individuals? Are we looking at zoning to allow Accessory Dwelling Units (ADUs)? Are there any ideas for professional housing?
- Homeownership as a way of building capital is no longer accessible for most and local governments can only do so much. Corporations, like Amazon, should provide subsidized housing for their employees.

5. Policy Framework Comments

Simran shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

6. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The next policy framework meeting will take place on Wednesday, July 28th at 6:30 pm and will cover part two of land use, housing, and mobility.

The meeting was adjourned at 8:35 pm.

Attached: Facilitator notes from the small group discussions.

A recording of this meeting is available on the [Palmdale 2045 YouTube Channel](#)

Facilitator Worksheet

Meeting: Joint GPAC and Public Workshop

Policy Framework Series: Land Use, Housing, and Mobility | July 15, 2021

GPAC Breakout Group Notes

Questions, Notes, and Report Out:

1. Are there any outcomes we should consider?

Notes

- Preserving desert habitat (designated lands for parks and open space)
- Access to goods and services within walking distance
- Expansion of broadband across the City for improved access to residents
- Programs to help those who can still not afford 'affordable housing'

2. Are there any policy ideas that we should consider?

Notes

- Use of alternative building materials to reduce construction costs
- Spreading affordable housing throughout the City
- Avoidance of transporting of the unhoused population from other jurisdictions into the City

3. Of the policy ideas, which resonate the most?

- N/A

4. Is there anything else you'd like to share about these topics?

Notes

- Facilitate the future development of a shelter

Facilitator Worksheet

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Public Breakout Group Notes

Questions & Notes (10-15 minutes each):

1. Of the Land Use and Housing outcomes we shared, which resonate the most with you? Are there any other outcomes that we should consider?

- Missing the addition of a new college/major education facility as a key outcome
- (outcome) Walkable neighborhood
 - > (goal) locate services near housing
 - > (policy/action) change zoning to allow this to happen
- Bringing people closer to amenities (20-minute outcome) has strong support

2. Of the Land Use and Housing policy ideas we shared, which resonate the most with you? Are there any other policy ideas that we should consider?

- How can we design more walkable blocks? Pleasant pedestrian spaces should be an important outcome and goal
- Add more bike paths out in Anaverde/City Ranch
- Improving neighborhood aesthetics and design (street trees, street grid, connectivity)
 - Cohesive sense of City's architecture and design
- Consider allowing zoning changes to mixed use in the future; greater flexibility in allowed land uses, to promote business and other opportunities for residents (a zoning code update will follow GP adoption. Could move towards a form-based code approach)
- Neighborhoods out past the Metrolink could be enhanced and sidewalks/streets upgraded and cleaned. Some of these areas have very real constraints and barriers that must be addressed. Add policies or actions on community appearance and maintenance:
 - Adding more trash receptacles in new developments, and encourage existing businesses to provide cans (putting some responsibility back on them)
 - Support or expand the existing "Caught in the Act" program
- Greater City support for expanded infrastructure, to support local entrepreneurs and developers. Enhanced Infrastructure Financing Districts is one strategy being pursued.
- Grade separation for rail near Palmdale Blvd? Investigate more. Outcome -> a City that is pleasant to live in and is not overly impacted by noise

- Future of Palmdale will require more parks and trees and nature, trying to integrate green space into all new housing developments. Wild parks with native vegetations
 - -> recognize the AV area's natural qualities in landscaping, parks, city properties, streetscapes, etc. (J tree protections)
- Keep Palmdale special, keeping the beauty of the area (don't start looking like everywhere else)

3. Is there anything else you'd like to share about Land Use and Housing?

- Need another DMV location
- Preserving our history -> historical monument or museum?
- More space and facilities for our youth
- Improving the upkeep of senior housing projects