

# Land Use, Community Design and Housing Policy Framework

## Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called “Envision Palmdale 2045: A Complete Community,” to create a forward-looking document that will serve as the blueprint for the City’s vision through the year 2045. The goals, policies, and actions in the 2045 General Plan will serve as a compass for decision-makers and will shape future City plans and actions. This revised document will replace the 1993 General Plan.

This land use and urban design policy framework is an interim step in the General Plan Update process prior to drafting the elements. This framework highlights key outcomes and performance metrics and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats.

## Where We Are Now

The following section highlights strengths, opportunities, challenges, and threats that have been identified by the planning team throughout the course of the General Plan update process, as well as input heard from community members, that have shaped the Land Use policy framework.

- **Strengths.** The natural environment is one of the most defining characteristics of Palmdale. Community members exude pride and appreciation for the open space and mountain views in Palmdale, expressing the desire for continued preservation through the General Plan Update. Many community members speak to the small-town atmosphere in Palmdale, which is unique for a community of over 150,000 people. Palmdale’s comparatively affordable housing allows residents a chance for homeownership. In addition to Palmdale’s physical characteristics, it is home to some of the most innovative

research and development in the Aerospace industry with Air Force Plant 42, which supplies high quality STEM jobs for the region.

- **Opportunities.** Palmdale is experiencing a unique point in its history; several long-range major transportation improvements are planned, which will make travel to Palmdale faster and more efficient. This provides the opportunity for new jobs, housing, and regular visitors to Palmdale. The City has begun leveraging these improvements through the planned development of downtown Palmdale. These improvements coupled with the City's proximity to both the Los Angeles basin and the High Desert provide tremendous opportunities for an infusion into the local economy.
- **Challenges.** While Palmdale has many strengths and opportunities, challenges exist related to the sheer expanse of land within City limits. Large swaths of the City do not have existing infrastructure leading to development constraints. Isolated suburban communities and topography have led to a discontinuous circulation pattern that creates challenges for pedestrians and non-motorized forms of travel. Single-family housing is abundant, but other housing types are lacking due to limiting development regulations. Palmdale residents identified an ongoing division between East and West Palmdale and competition for services and amenities. Another challenge is the mismatch between available jobs and residents', leading to a daily exodus down to the Los Angeles basin for work.
- **Threats.** While Palmdale's geographic location provides ample opportunities, it also comes with inherent threats. Local wildland fire and geologic hazards threaten existing and future development in Palmdale. Noise and hazardous materials from existing businesses have the potential to threaten quality of life, and water scarcity threatens future development in Palmdale.

## What We Heard About This Topic

The General Plan Update (GPU) incorporates stakeholder input and feedback from the residents and property owners of Palmdale. At various points, comments were made regarding land use and urban design, including:

- Community members expressed a desire for a more diverse employment base that supports residents working in Palmdale and decreases commuting.
- Employers, community members, elected officials, and local organizations expressed interest in attracting a new four-year university to educate and retain Palmdale youth.
- Healthcare workers and community members declared a need for additional hospital/medical facilities and care providers across the City to support existing residents, particularly as they age.
- Opportunity to leverage the urban assets of a city center and old town.

- Residents shared interest in an expanded and improved open space trail system with connections to existing and planned residential neighborhoods.
- Residents highlighted the need for better dispersed goods and services throughout Palmdale, noting some travel over 15 minutes to reach goods and services.
- Community members expressed a need for expanded transportation options across Palmdale.
- Residents and employers shared an interest in pursuing future passenger air service at Palmdale Regional Airport.

## Where We Want To Be in the Future

### Vision Themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of land use, design, and housing. Visit the Palmdale 2045 website at <https://www.palmdale2045.org/resources> for the complete vision and guiding principles document.

#### ***A unified and welcoming community that we are proud to live in***

- Respect and promote diversity within Palmdale
- Promote Palmdale's positive reputation in the region
- Boost community beautification
- Offer opportunities for youth to stay in Palmdale – jobs, housing, education
- Enhance partnerships with surrounding communities in the Antelope Valley

#### ***Active and vibrant downtown***

- Create a vibrant and active downtown environment
- Improve the appearance of Palmdale Boulevard
- Encourage and foster local businesses
- Provide space for community gathering and events
- Increase opportunities for entertainment and/or shopping
- Address displacement issues

#### ***Diverse and high-quality job options***

- Provide job training for Palmdale residents in key industries

- Connect residents with job opportunities in aerospace and other emerging sectors
- Encourage telecommuting within Palmdale
- Promote diverse entry-level and mid-level jobs in Palmdale

***Diverse and resilient local economy***

- Retain and support aerospace industry presence in Palmdale
- Leverage economic opportunities from expanded transportation center and potential passenger air service at Palmdale Regional Airport
- Attract new sustainable employers and industries to Palmdale
- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting
- Support local small businesses

***Safe, healthy place to live and work***

- Improve neighborhood safety
- Address crime and safety concerns
- Improve access to parks and open space
- Support local foster youth and those experiencing homelessness
- Foster active living with improvements to the pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times

***High quality medical and mental healthcare***

- Improve access to and promote quality healthcare services and facilities in Palmdale
- Attract physicians to Palmdale
- Maintain Palmdale Regional Hospital and continue expansion of services and facilities

***Housing options for residents at different stages of life and ability***

- Create and preserve affordable housing for residents of Palmdale
- Increase supply and diversity of housing to support different types of households including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families
- Maintain the City's quiet and safe neighborhoods
- Maintain rural and semi-rural neighborhoods in Palmdale
- Connect new development to public transit and open space or public parks

***High quality and accessible educational opportunities***

- Promote and expand higher educational opportunities in Palmdale
- Develop additional trade school training and apprentice programs
- Promote opportunities for high-quality childcare and early education
- Expand partnerships and programs with public schools, local government, and major employers within Palmdale

***Palmdale's beautiful natural setting***

- Maintain safe and convenient access to open space and trails

- Improve connectivity and beautify trails and open space
- Expand and improve public parks to meet the needs of current and future residents
- Preserve existing mountain views
- Preserve access to a dark night sky
- Maintain high air quality

#### ***Forefront of transportation innovations***

- Leverage transportation investments in Palmdale
- Build on High-Speed Rail opportunities
- Bring air service to Palmdale Regional Airport
- Improve local transit

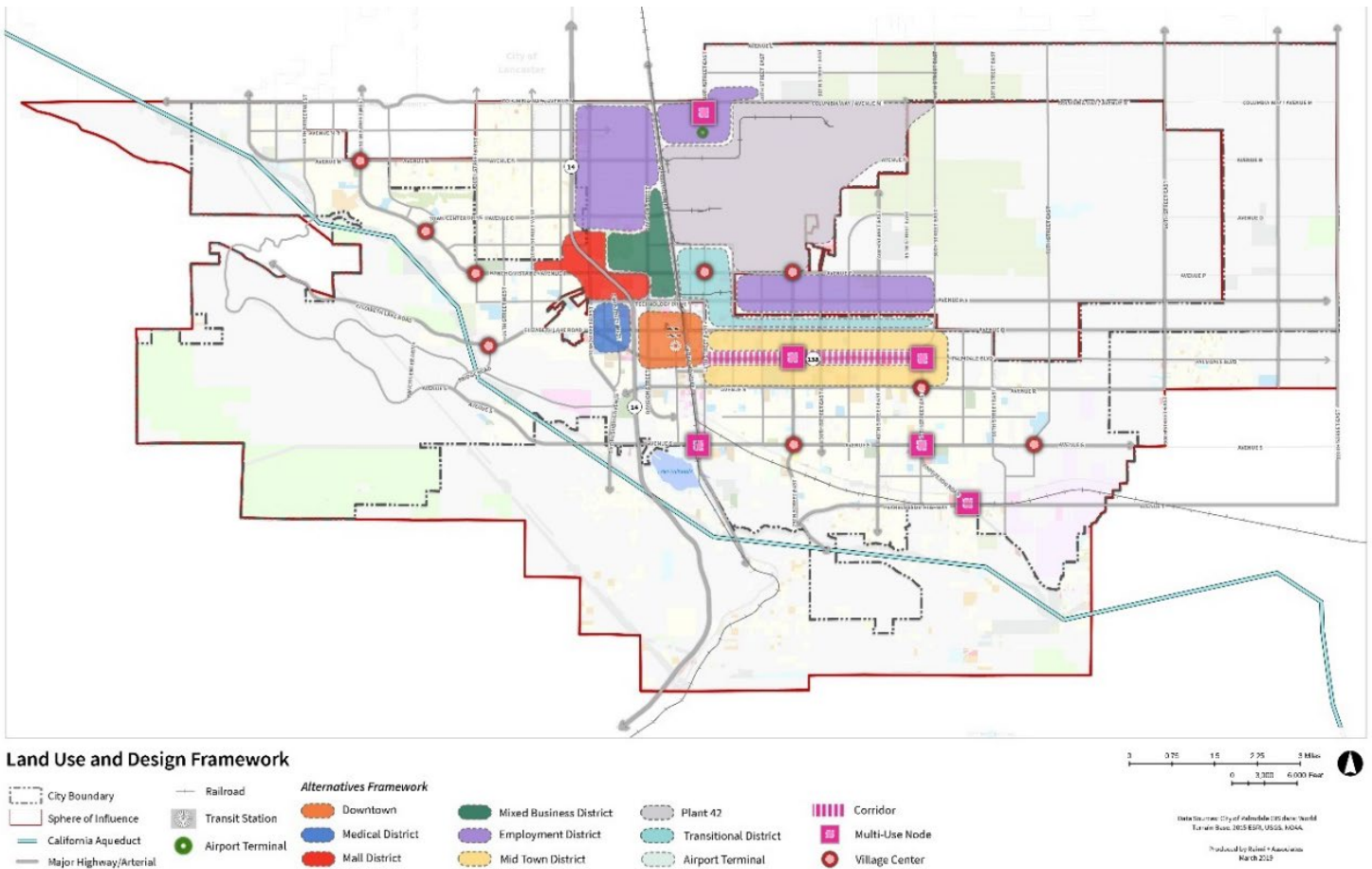
## Outcomes

- **Key Performance Indicators:** Jobs/housing balance
  - **Rationale:** To promote Palmdale as more than a commuter City, the jobs growth will need to outpace housing development. The GPU 2045 projections call for 22,000 new homes and 26,750 new jobs to move the City closer to a 1 to 1 ratio.
  - **Target:** 1 to 1 balance
- **Key Performance Indicators:** Square footage of airport/military industrial uses
  - **Rationale:** Continued economic vitality is tied to the success of Palmdale's aerospace industry. Expansion of these uses indicates that the City continues to attract skilled employment and the associated fiscal benefits.
  - **Target:** 6 million square feet (sf) of industrial use
- **Key Performance Indicators:** Square footage of office uses
  - **Rationale:** The City currently has a low amount of office land use, and these uses are predicted to have strong market demand (medical office, remote work, educational space, aerospace support, start-up space, etc.). These office jobs may also better match the skills of residents.
  - **Target:** 1.5 million sf of office uses, including medical
- **Key Performance Indicators:** Increasing the number of multifamily housing units
  - **Rationale:** To diversify the City's housing stock, provide more housing options, and explicitly address the previous gap in allowed housing densities (between 16.1 and 30 dwelling units per acre), which functionally limited development of rental housing/apartments.
  - **Target:** 5,000 new multifamily housing units by 2045
- **Key Performance Indicators:** New housing units in the Palmdale Transit Area Specific Plan (PTASP)
  - **Rationale:** Taking advantage of new transit investments will mean locating a sufficient number of new residential units at moderate densities in and around the area, to generate vibrancy and a sense of place.

- **Target:** 1,500 new units in the Plan area
- **Key Performance Indicators:** Walkability/proximity to services
  - **Rationale:** Providing convenient access to amenities improves the lives of all residents and offers the potential to reduce Vehicle Miles Traveled. Establishing new and strengthening existing Village Centers at the heart of 20-minute neighborhoods will increase availability of daily services.
  - **Target:** 90% of homes are in a “20-minute neighborhood” (less than 20 minutes walking to multiple commercial uses, namely retail/services)

## Draft Goals and Policies

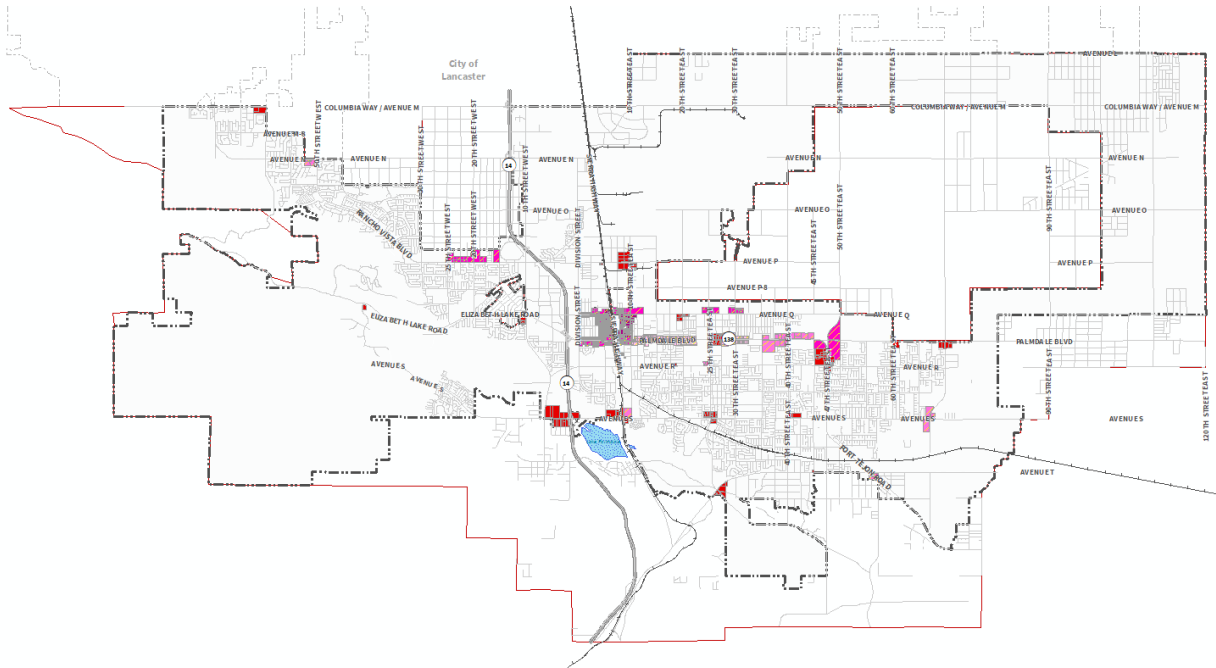
Figure 1: Citywide Framework



## Citywide Goals and Policies

- **Goal 1: Complete Neighborhoods where residents can reach daily amenities, local retail, services, parks, and public facilities within a short 20-minute walk.**
  - Facilitate the construction of new mixed-use neighborhoods that are well connected to services, transit, amenities, public buildings, and parks and recreational facilities.
  - Maintain and expand public facilities and services to better support the community, including schools, libraries, utilities, and recreational spaces.
  - Promote opportunities for new childcare and pre-K facilities in Village Centers, and by encouraging these supporting uses in the Educational Flex designation.
  - Improve walk, bike, and transit travel within complete neighborhoods.
  - Ensure Specific Plans are implemented with timely construction of neighborhood and/or community parks.
  - Create communities that address the needs of multiple age groups and physical abilities through short, walkable block lengths. Use grid-like or a modified grid street network (except where topography necessitates another street network layout).
  - Promote walking to services, biking and transit use by requiring a high level of connectivity for pedestrians, bicycles, and vehicles (except where existing development or natural features prohibit connectivity).

Figure 2: Activity Center Framework - Commercial Services/Retail, Daily Amenities, and Mixed Use



- **Goal 2: A City that supports and encourages new growth in the developed urban core.**
  - Direct future growth to areas closer to the center of town, which can accommodate development based upon topography, environmental factors, availability of existing infrastructure, and/or comprehensive planning.
  - Establish standards to protect residents, property, and infrastructure systems from damage from environmental constraints or hazards such as wildfire or flooding.
  - Give incentives for development that is close to existing residents and municipal services/utilities.
  - In considering requests to amend the Land Use Map, encourage proposals for development in those areas which are functionally connected to developed portions of the City, have available infrastructure, and do not have significant topographic or jurisdictional barriers, or other similar constraints.
  - In considering requests to amend the Land Use Map, discourage proposals for development in those areas which are functionally separated from developed portions of the City by lack of infrastructure, expanses of vacant land, significant topographic or jurisdictional barriers, or other similar constraints.
- **Goal 3: A City with high-quality services and facilities in all neighborhoods.**
  - Strive to provide goods and services within a short walking distance of all residents through mixed-use Village Centers and Neighborhood/Regional Commercial uses.
  - Develop multiple educational districts, multiple medical districts, a new passenger airport, a new high-speed rail facility, and abundant new parks and trails.
  - Establish neighborhood services in new Village Centers when developing Specific Plan areas.
- **Goal 4: An activated and attractive Palmdale Boulevard.**
  - Consider pursuing a long-term take-over of the street's right-of-way (ROW) from Caltrans.
  - Revitalize key nodes and frontages along Palmdale Boulevard to maintain and enhance its economic viability, particularly the segment between Division Street and 5<sup>th</sup> Street East, at 9<sup>th</sup>/10<sup>th</sup> Street East, 20<sup>th</sup> Street East, and 25<sup>th</sup> Street East.
  - Support new nodes of neighborhood-serving mixed-use activity at 40<sup>th</sup> and 47<sup>th</sup> Streets East.
  - Revitalize and activate existing commercial shopping centers along the corridor by allowing residential uses in the Mixed-Use 1 designation, and by adopting development standards that promote reduced setbacks, stronger pedestrian orientation, high transparency, and architectural detail, and “park-once” behavior.



- Allow construction of narrow, pedestrian-oriented frontage roads to create a buffer from Palmdale Boulevard.
- Require new development or major additions to provide street trees at regular intervals (no less than every 40 feet, not counting driveways) along the property frontage facing Palmdale Boulevard and cross-streets (if on a corner).
- Create new places for recreation and gathering along Palmdale Boulevard, particularly at 10th, 20th, 25th, 40th, and 47th Street East intersections.

Figure 3: Example Mixed-Use Redevelopment of Commercial Uses Fronting Palmdale Boulevard



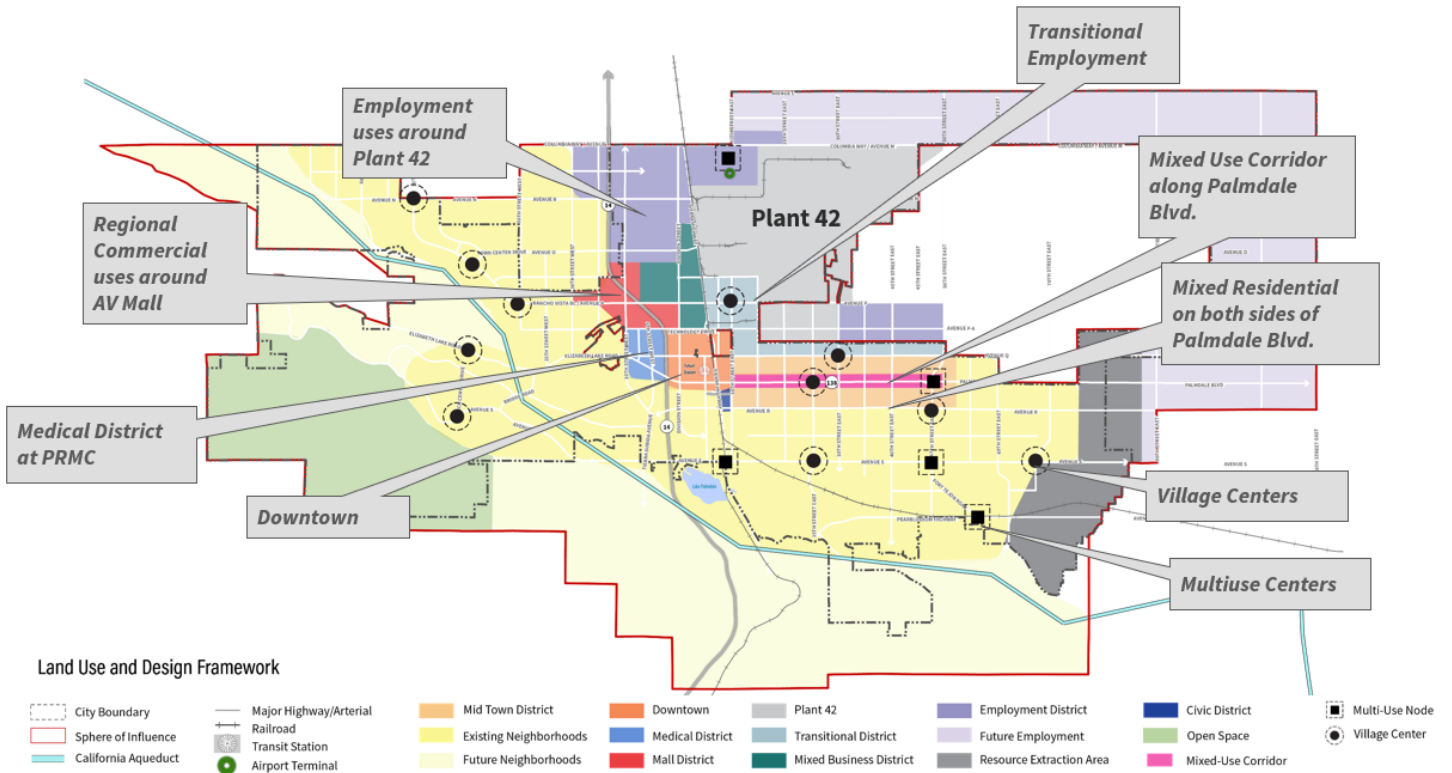
- **Goal 5: Increased job opportunities in Palmdale through expanded flex, light industrial, production/distribution/repair (PDR), and creative/flex land uses.**
  - Strive for a jobs-to-housing ratio of at least 1 to 1 ratio of jobs per employed residents.
  - Expand employment uses between Avenue Q and Avenue P/Rancho Vista.
  - Support a diverse mix of light industrial, information, film, makerspace, boutique food/wine/beer processing, local food, and technology uses to provide jobs and tax revenues for the community by allowing emerging economic uses and industries within the Mixed-Use and Employment designations.
  - Expand the number of flex facilities on land designated as Employment to accommodate film, technology, food/light manufacturing, and service tenants and diversify the City's economic base.

- Encourage collaborative workspaces with tools for the design, prototyping, and creation of manufactured works (makerspace).
- Support home businesses that meet City planning and permitting requirements and create jobs and opportunities for entrepreneurship.
- Promote establishment of incentives for new light industrial development in Palmdale through all available programs, including local, state, and federal programs.
- Support new technologies, which may increase business opportunities in the City.
- **Goal 6: High-quality architecture and site design in the renovation and construction of all buildings.**
  - Use simple, urban building forms made with permanent materials with high-quality detailing that stands the test of time.
  - Use building organization and massing to derive scale and articulation rather than surface ornamentation.
  - Convey façade articulation through the strength, depth, and permanence of building materials. Thinner cladding materials, such as stucco, masonry veneers, and wood or simulated wood, may be used when finished to appear as durable and authentic as the materials they simulate.
  - Articulate residential building façades with smaller-scale increments than office and industrial building facades.
  - Use visual and physical design cues within the design of a building and within building entries to emphasize the building entrance and connections to public spaces and public pathways/networks.
  - Require four-sided architecture (all facades of a building are designed with quality, care, and visual interest) in the urban core. Encourage four-sided architecture in other areas.
  - Allow iconic and memorable building designs, particularly on larger non-residential properties.
  - Design sites and buildings adjacent to natural areas with transparent design elements. Employ bird-safe design near habitat areas or migratory routes.
- **Goal 7: Pedestrian-oriented, human-scale and well-landscaped streets and civic spaces.**
  - Require new homes to provide a primary entryway and windows facing the street.
  - Strongly encourage new subdivisions and master planned projects to include a diversity of housing types and architecture styles, where possible.

- For construction of new small-scale housing and minor subdivision projects, design site plans that provide amenities and integrated networks for walking and bicycling.

## Key Districts and Centers

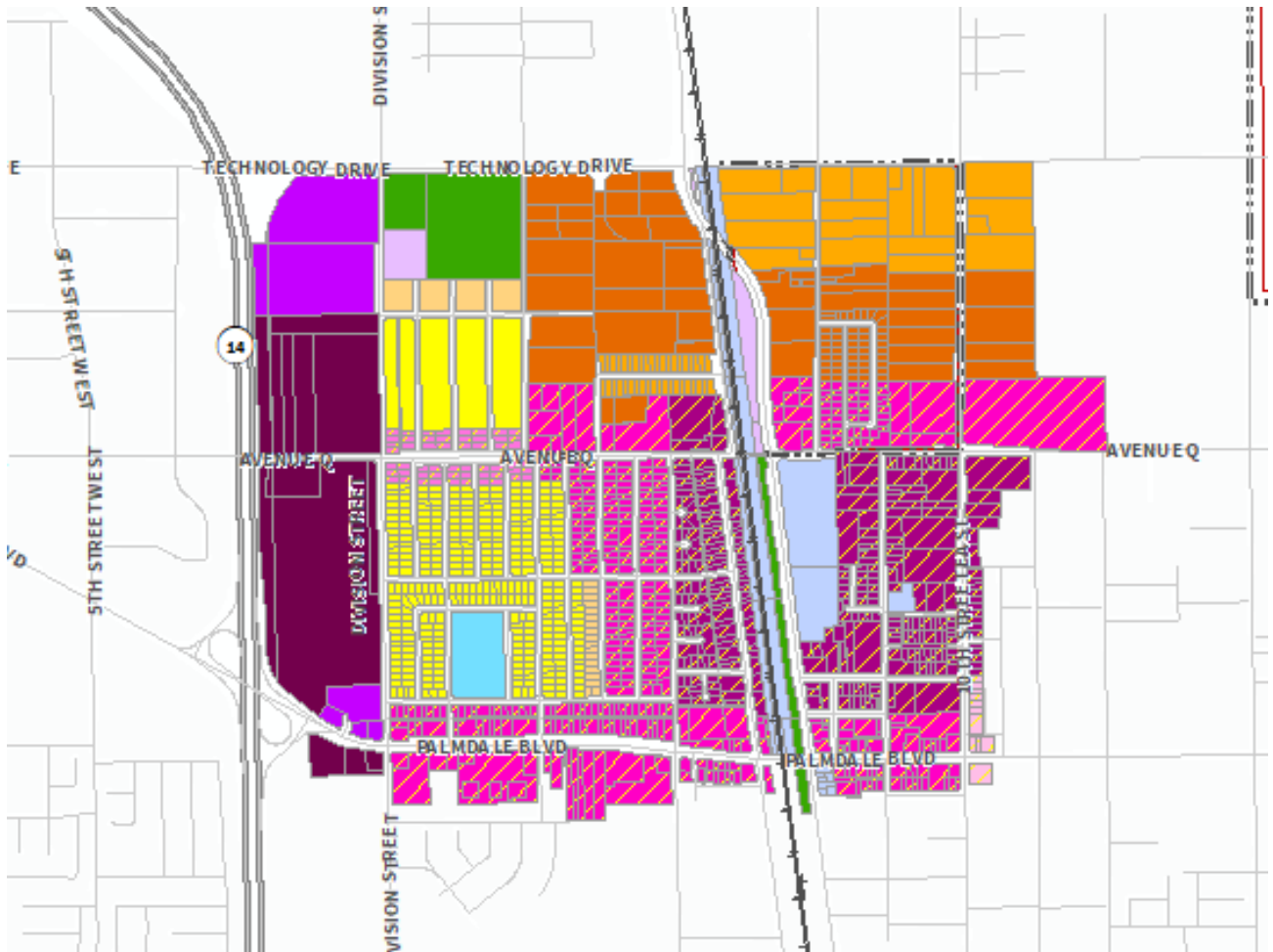
Figure 4: Sub-areas Map



- **Goal 8: Growth of a transit-oriented community near high-speed rail that combines high-quality mixed-use development, a Downtown ‘feel,’ office employment, affordable housing, and improved walkability/bikeability.**
  - Develop community gathering spaces, including plazas and pocket parks, near the future multimodal transit station.
  - Reinforce Avenue Q with development patterns that support the future multimodal station in a sustainable approach that creates a well-connected mobility network around the area improved by the Complete Streets Project.
  - Design the buildings facing Avenue Q to reflect the vision for a new "main street" – active uses, street-oriented entrances, tall floor-to-ceiling heights, reduced setbacks (unless adjacent to a plaza or park).

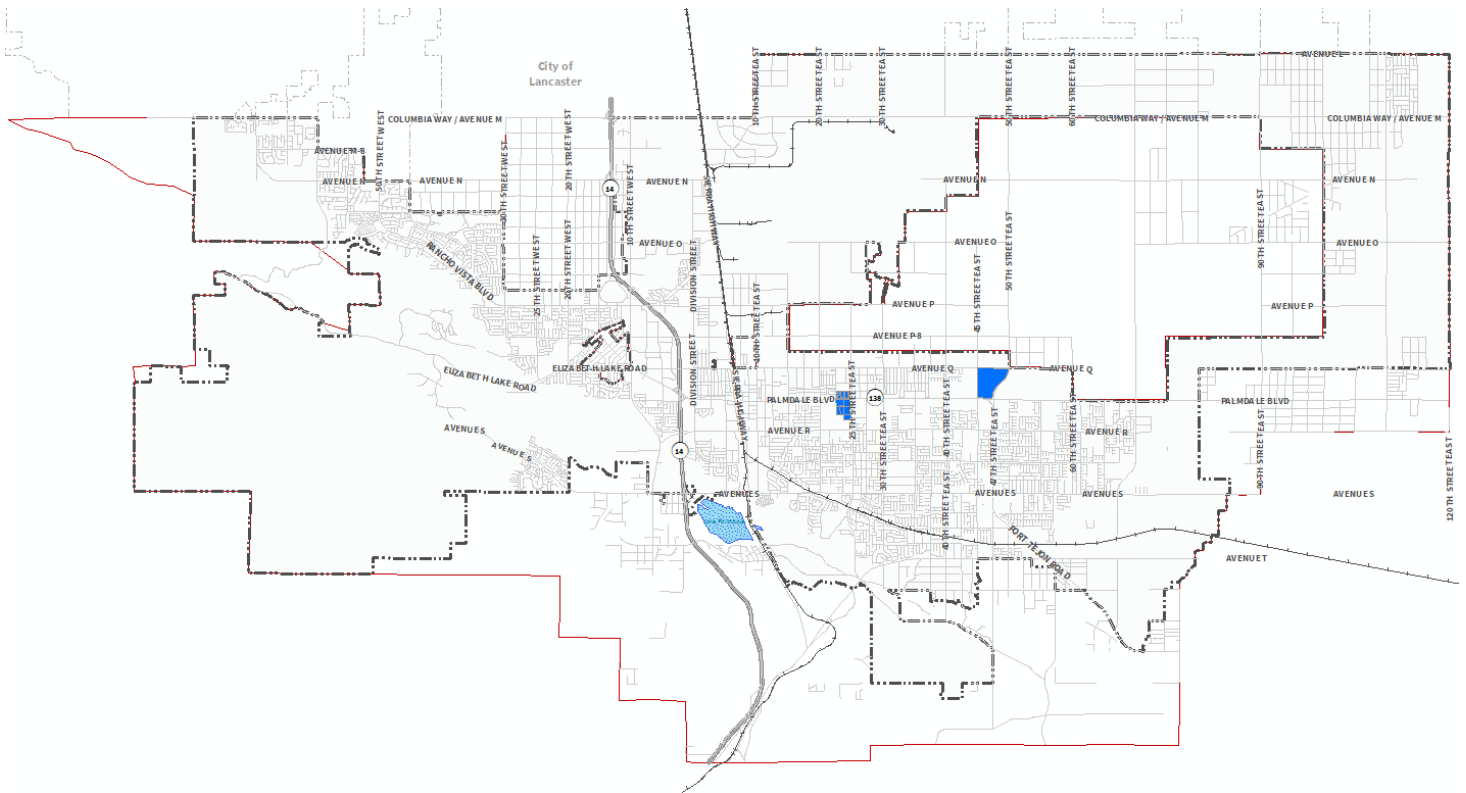
- Evolve the existing Palmdale Transportation Center into an attractive and unique multimodal transit gateway.
- Require minimum development densities/intensities in certain areas such as the Palmdale Transit Area Specific Plan (PTASP) area to promote sufficient development that allows active placemaking.
- Enhance transit and pedestrian linkages to surrounding areas to create a multi-modal transit and pedestrian-oriented center.
- Implement urban design guidelines and features that encourage pedestrian activity and reduce automobile use.
- Establish the future multimodal high speed rail station area as a regional and local destination by developing mixed-use retail, residential and office buildings..
- Continue to provide assistance to support small locally-owned businesses and develop a mechanism to support building upkeep and maintenance, signage, and façade improvements for businesses in the PTASP area.

Figure 5: Land use designations from the PTASP



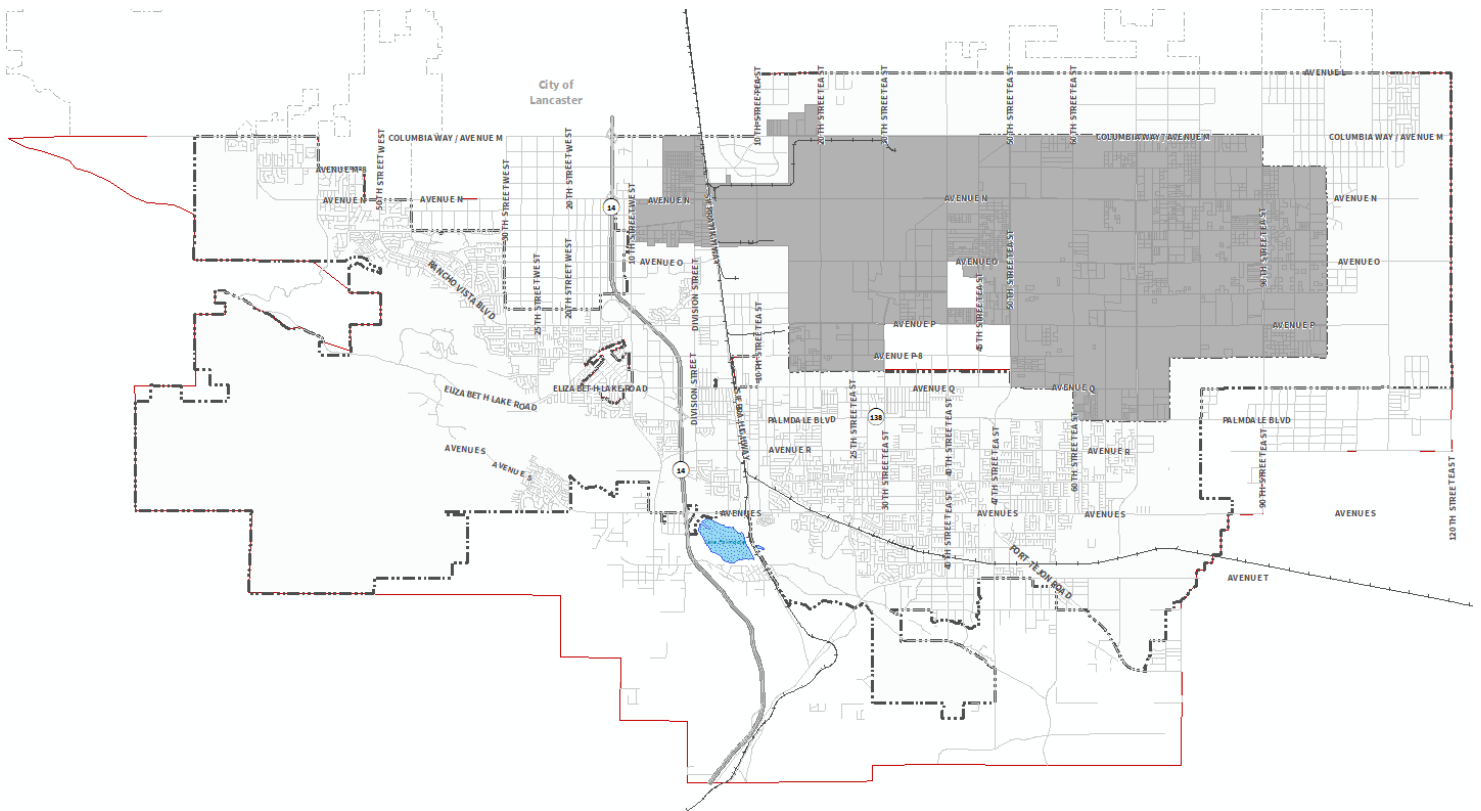
- **Goal 9: Emergence of new education-focused districts along Palmdale Boulevard.**
  - Attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses, along with supporting uses in the Educational Flex land use designation.
  - Seek to attract a new major higher education institution.
  - Encourage the formation of two education districts:
    - Near Antelope Valley Community College and Palmdale High School (Palmdale Boulevard and 25th Street East); and,
    - In the vacant area on the northern side of Palmdale Boulevard and 47th Street East.
  - Develop a mix of uses in a campus-like setting, prioritizing pedestrian and bicycle mobility and providing regular public open spaces.
  - Allow and encourage supportive retail, offices, and housing.

Figure 6: Areas designated as Educational Flex



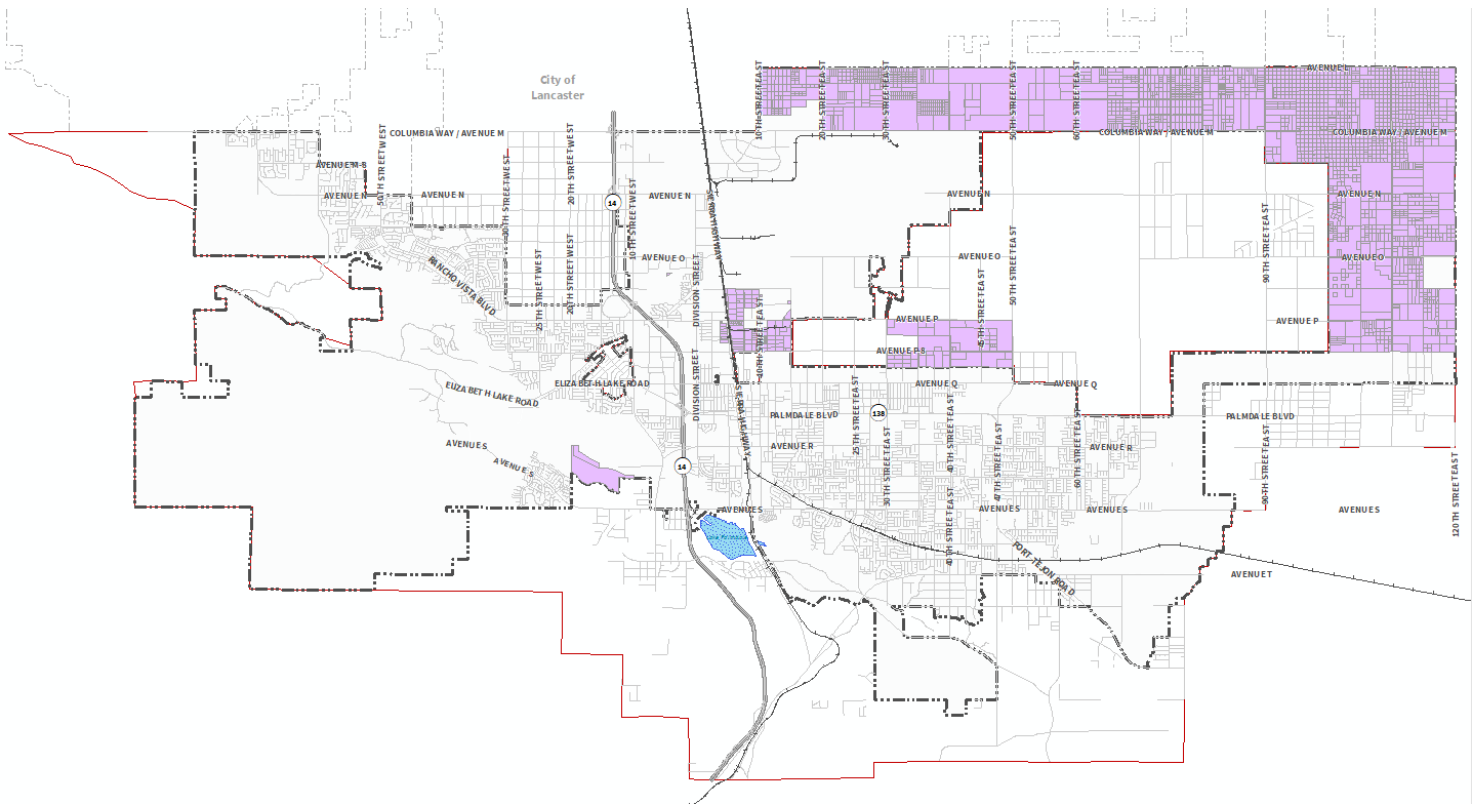
- **Goal 10: Employment growth through expanded operations onsite and by preserving the buffer between Plant 42 and the rest of the City.**
  - Support continued growth of Plant 42 operations in the Aerospace Industrial land use district. Maintain sufficient land to accommodate a wide variety of industrial uses to meet military and community needs.
  - Continue to buffer this area from adjacent, non-compatible residential and commercial uses.
  - Limit non-industrial uses from locating in the Airport Industrial area (aside from uses that directly support Plant 42 or airport operations).
  - Avoid residential uses greater than one dwelling unit per acre in the Accident Prevention Zones (APZs).
  - Maintain vehicular infrastructure and improve circulation to accommodate the unique demands for aerospace workplaces.

Figure 7: Areas designated as Aerospace Industrial



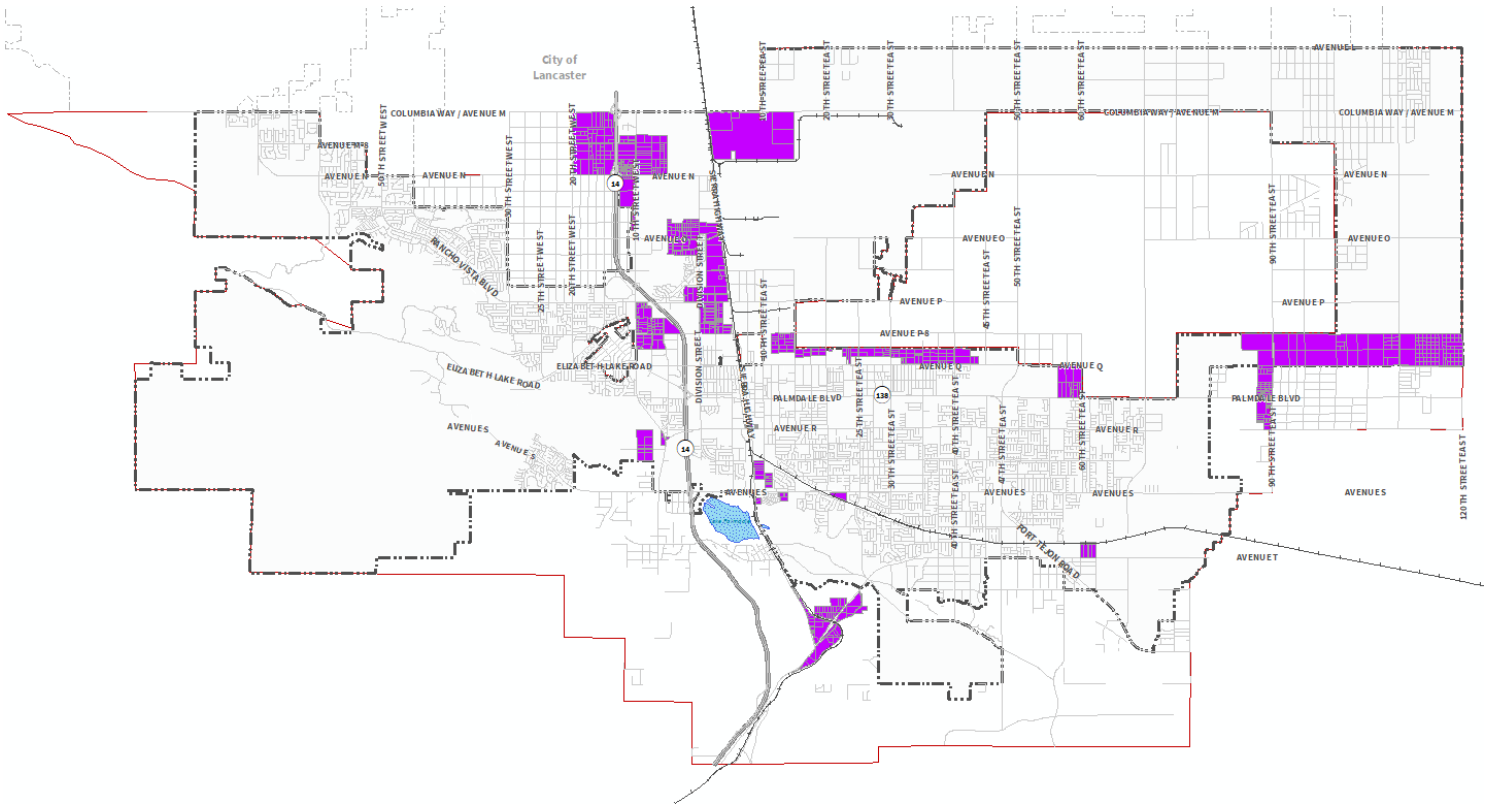
- **Goal 11: Light industrial areas that support and buffer Plant 42 while maintaining compatibility with adjacent non-industrial uses.**
  - Minimize land use compatibility conflicts that discourage attraction and retention of production, distribution, and service and repair businesses in areas zoned for industrial use.
  - Encourage master planning and infrastructure funding districts within industrial areas to ensure adequate and comprehensive provision of infrastructure and efficient, attractive designs, through cohesive planning of larger development projects.
  - Adopt development standards for industrial uses near residential uses, to ensure compatibility and aesthetically pleasing views from adjacent rights-of-way, including but not limited to standards for screening of outdoor storage, locations of loading and refuse disposal areas, height, bulk, impervious surface area, architectural enhancement, landscaping, and other measures as deemed appropriate.

Figure 8: Areas designated as Industrial



- **Goal 12: Attraction and stimulation of new employment uses through flexible land use regulation and supportive policies/actions.**
  - Establish flexible development standards in the Employment Flex designation that allow industrial uses to make building improvements and change with market conditions.
  - Expand a core area of light industrial and service uses that provide middle-income jobs for Palmdale residents.
  - Buffer heavy industrial uses and light industrial uses, such as general services, light manufacturing, and storage uses from residential neighborhoods.
  - Adjust zoning and parking requirements as necessary to ensure reinvestment can occur in buildings while maintaining industrial uses.
  - Incentivize growth of office and commercial spaces suitable and affordable for local businesses through development requirements and community benefits.
  - Allow lot assembly to allow businesses to grow and expand.

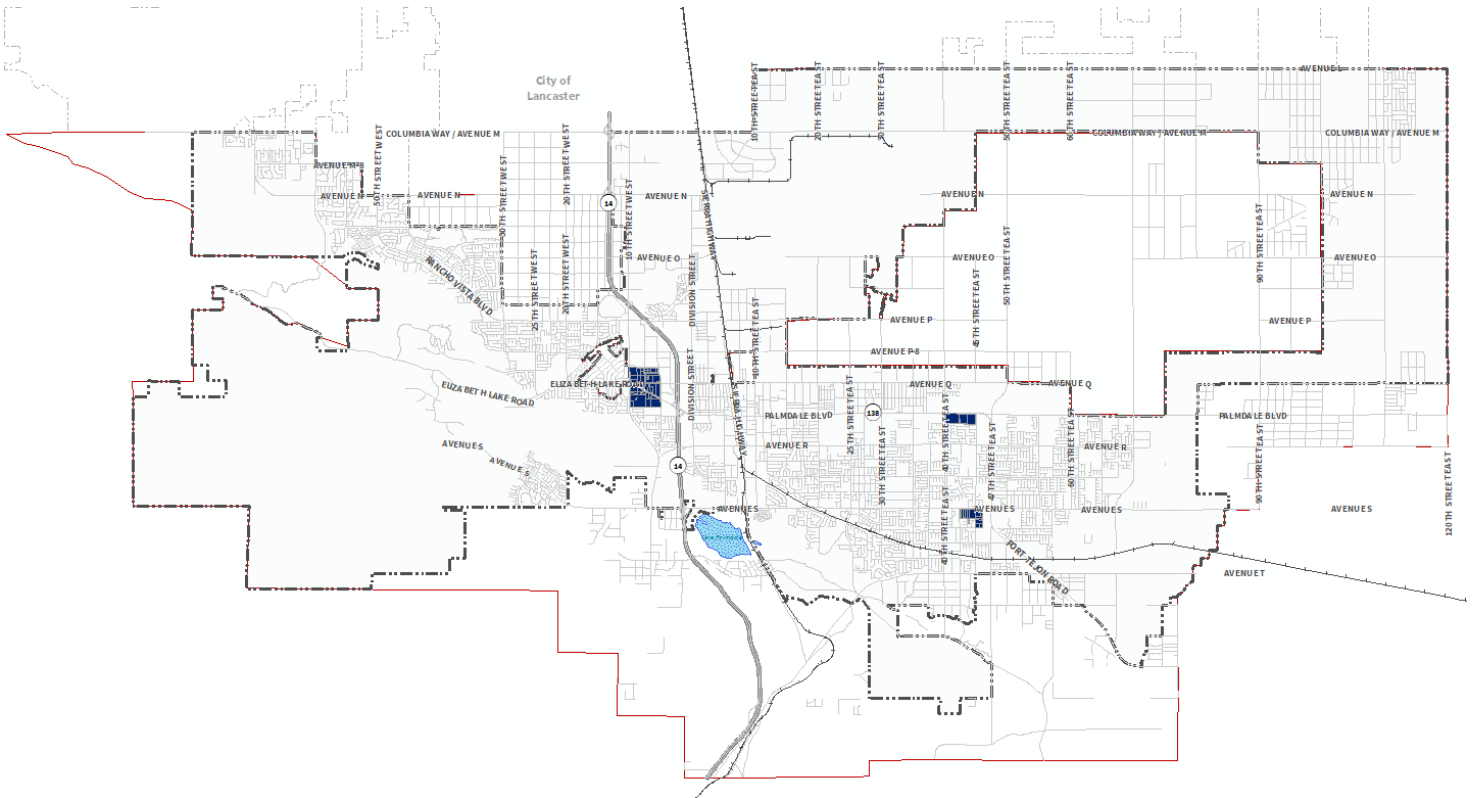
Figure 9: Areas designated as Employment Flex





- **Goal 13: Foster a total of three Health and Wellness Districts (one existing and two new).**
  - Allow and encourage a mix of public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies in this designation.
  - Expand upon the existing Palmdale Regional Medical Center (Palmdale Boulevard and 10<sup>th</sup> Street West)
  - Create two new health and wellness districts:
    - Along Palmdale Boulevard and 40<sup>th</sup>/45<sup>th</sup> Streets
    - Adjacent to Kaiser Permanente (East Avenue S and 45th Street East)

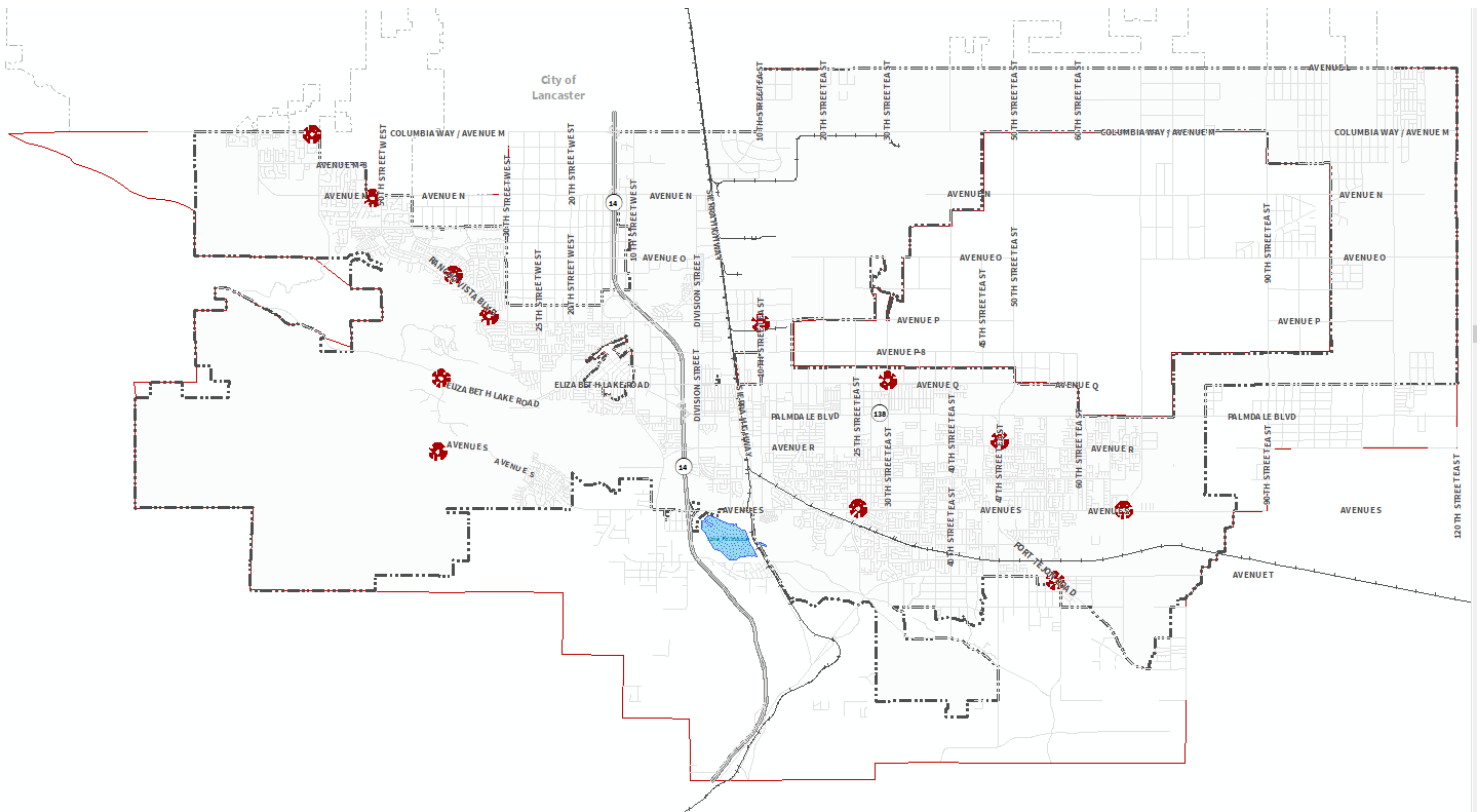
Figure 10: Areas designated as Health and Wellness



- **Goal 14: Thriving, active Village Centers at regular intervals outside of the City core.**

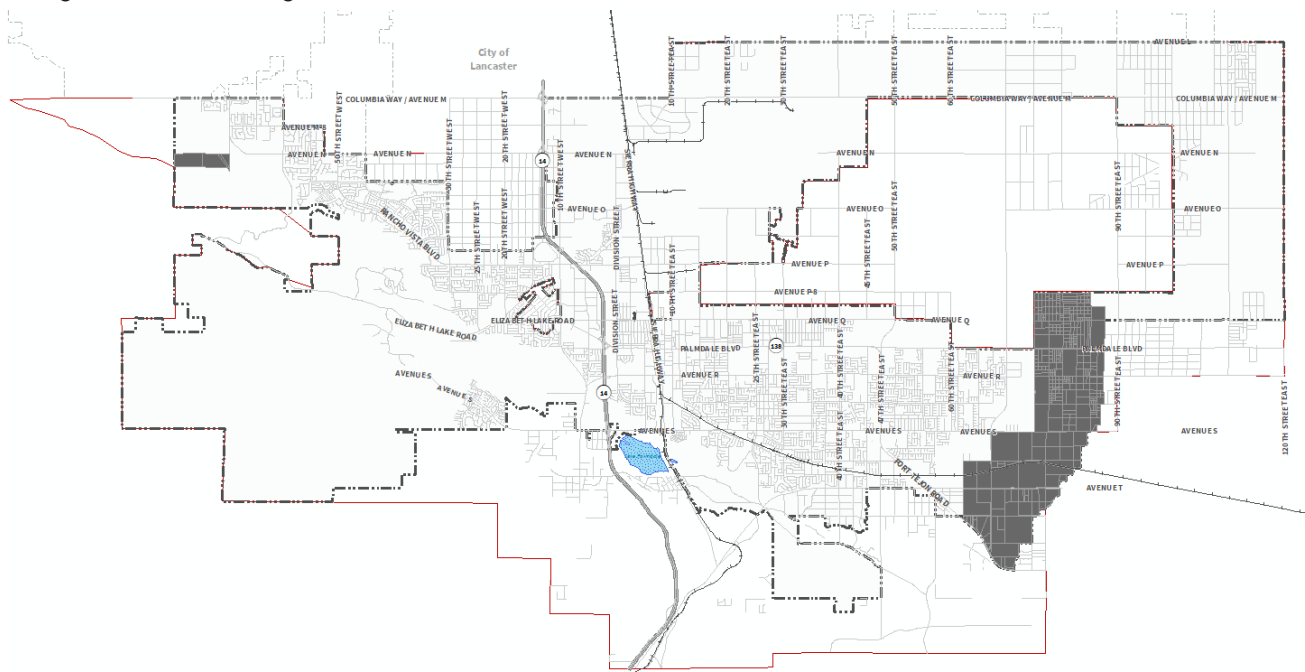
- Support a network of vibrant mixed-use activity centers located throughout the City’s residential areas to create 20-minute “complete” neighborhoods.
- Provide a mix of residential uses and daily goods and services within the Village Centers in a mixed-use setting.
- Implement new mixed-use land use designations to support Village Centers.
- Consider design strategies that enhance unique identity for each of the Village Centers.
- Introduce new public gathering places in Village Centers such as publicly accessible plazas or courtyards.
- Create appropriate transitions to existing residential neighborhoods by placing two-to-three story residential over ground floor retail/services towards arterial streets and alley-loaded townhouses abutting existing residences.
- Improve walk, bike, and transit access to Village Centers, by connecting to the larger pedestrian and bicycle networks.

Figure 11: “Village Centers”



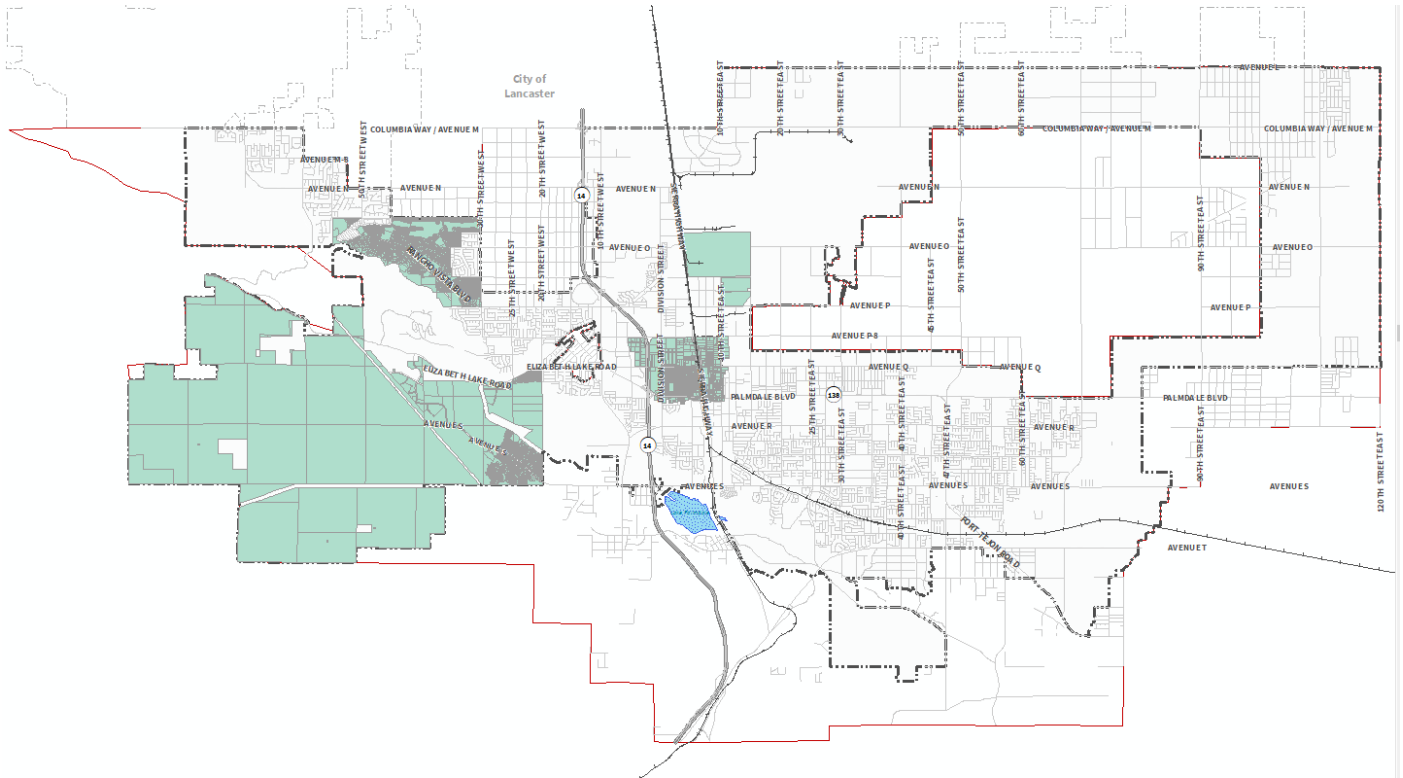
- **Goal 15: Allow for a gradual mixed-use evolution at Antelope Valley Mall from a single-use center into a mixed-use community gathering place.**
  - Allow a broad range of low/medium-density residential and commercial uses at the Antelope Valley Mall.
  - Work with developers to effectuate redevelopment of big-box retail with higher-density developments such as vertical or horizontal mixed use.
  - Allow a diverse range of retail establishments of any size provided they comply with frontage design requirements.
- **Goal 16: Mineral resource extraction contained to its present location and maintain compatibility with neighboring residential uses.**
  - Avoid import of raw materials. Processing of on-site materials should be the primary use.
  - Ancillary uses allowed on the site should be only those uses normally associated with extraction and/or processing of on-site materials.
  - Ensure that measures to control noise, dust and erosion/sedimentation are applied to on-going mining activities.
  - To the extent feasible, require screening of equipment, stockpiles or wastepiles from public view.
  - Evaluate truck access to and from the site in order to reduce impacts generated by truck traffic, such as road deterioration, noise and safety concerns, which affect nearby residents.

Figure 12: Areas designated as Mineral Resource Extraction



## New Residential Neighborhoods

Figure 13: Areas designated as Specific Plan



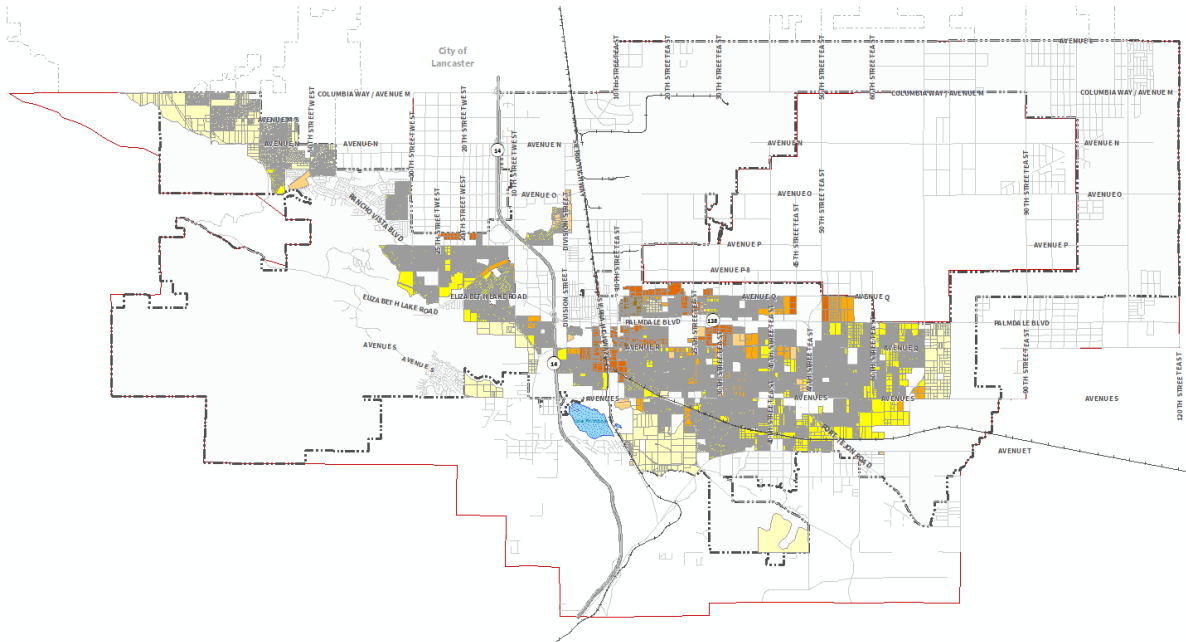
- **Goal 17: Modified and existing Specific Plans strive to relate to and integrate with adjacent existing and future land uses.**
  - When modifications to a Specific Plan are proposed, require the following:
    - Provide connections to regional trails and natural open spaces for all residential units.
    - Protections for Joshua Trees and other critical desert species.
    - Review compliance with Hillside Ordinance for viewshed protection.
  - Ensure the creation of new Village Centers organized around a central focal point such as a park, school, civic building, or neighborhood retail as development occurs in Specific Plan areas, including:
    - Anaverde Nuevo/City Ranch Specific Plan
    - Ritter Ranch Specific Plan
    - Lockheed Specific Plan
  - Encourage the creation of new Village Centers in Planned Development (PD) areas, including:

- Quail Valley PD
  - Joshua Ranch PD
  - Aero PD
  - The Strata PD
- **Goal 18: New Specific Plans are implemented through development of new neighborhoods that are connected, sustainable, diverse, and clustered.**
    - Require development of commercial uses and amenities during key phases of buildout of residential portions of a Specific Plan.
    - Require rural neighborhoods and clustered development in steeper and topographically constrained areas and use these development types to preserve the significant natural amenities.
    - Avoid grading or siting of dwelling units on the north facing side of Ritter Ridge or other major ridgelines.
    - Strive to create an undeveloped or rural greenbelt around the City comprised of natural areas, parks and open space, and agricultural/utility lands.
  - **Goal 19: All new major development in the City is designed to support high-quality neighborhoods.**
    - Require new development provide multiple amenities, a beautiful public realm, and be consistent with the City's vision for complete neighborhoods.
    - Require new developments to be designed for and provided with adequate public services and infrastructure. Require that these public facilities and services be provided concurrently with development to ensure a high quality of life for residents.
    - Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Plan for 90 percent of residents (except for rural residential) to be within a half-mile walking distance of retail and neighborhood services.
    - Provide new trails systems that connect to the regional system.
    - Provide a diversity of architectural styles.
    - To the greatest extent feasible, preserve the natural topographic features during the planning and development process. Utilize physical advantages of the site to minimize visual impacts.
    - Require clustered single family and multifamily development in less constrained areas, transferring density from areas constrained by seismic, drainage, rights-of-way, or other conditions based on technical studies.

## Existing Neighborhood Improvements

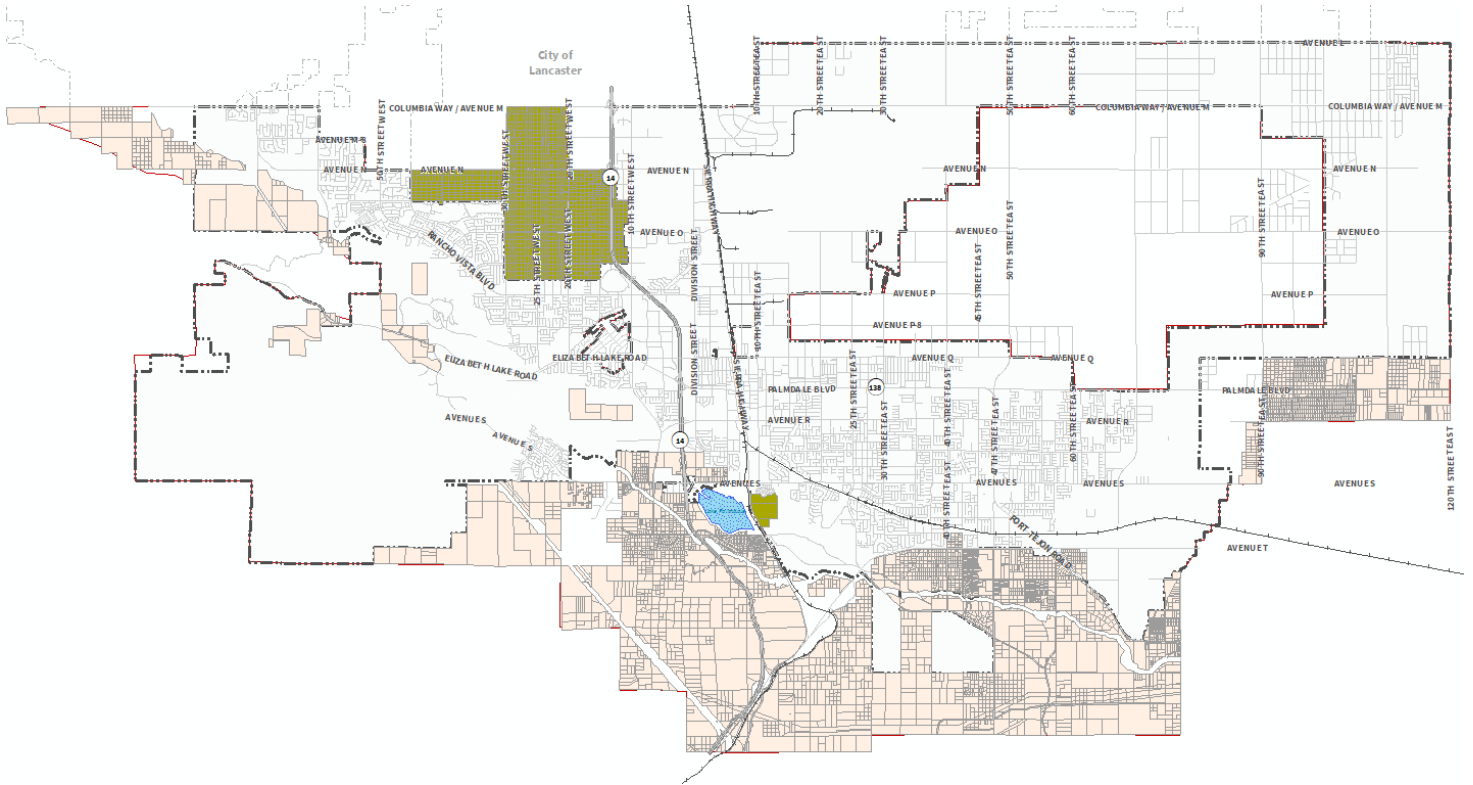
- **Goal 20: Neighborhoods with a range of housing opportunities that allow people of all ages, abilities, socio-economic status, and family sizes to live in Palmdale.**
  - Promote residential infill development, where appropriate, as indicated by the new Mixed Neighborhoods land use designations (MN-1, MN-2, MN-3, MN-4)
  - Maximize opportunities for residential development through infill and redevelopment of vacant parcels by facilitating parcel aggregation and streamlining permit processing for infill applications.
  - Permit a range of residential densities and housing types throughout the City, rather than concentrating higher densities in limited areas.
  - Direct the location of senior and multi-family housing to areas accessible to public transportation, supportive commercial uses, and community facilities.
  - Encourage and allow a variety of housing types developed at a range of densities to serve varying household types, including, but not limited to, single-family attached and detached, accessory dwelling units, multi-family apartments, townhomes, duplexes, triplexes, quadplexes, and condominiums.
  - Facilitate housing for seniors, special needs groups, including the developmentally disabled, and non-traditional family groups by allowing a diverse range of housing configurations that are Americans with Disabilities Act (ADA) compliant & flexible.
  - Promote development of housing types that support multi-generational households and opportunities to age in place.

Figure 14: Areas designated as Single-Family Residential and Neighborhood Residential



- **Goal 21: Improved walkability and connectivity in existing neighborhoods, through increased permeability and access through large blocks.**
  - Provide pedestrian/bicycle connections to trails and open space where appropriate and where indicated in past planning efforts.
  - According to the General Plan street hierarchy, require key boulevards and neighborhood connectors to be (re)designed, constructed and operated as multimodal boulevards, not wide, high-speed streets.
  - Introduce new trails systems that connect to the regional system.
  - Work towards a goal of having 90 percent of residents living within quarter-mile walking distances of a dedicated park, school, or multi-use trail.
  
- **Goal 22: Maintain the character of rural areas.**
  - Avoid designating land for higher density uses where prevailing existing development patterns are rural residential with lot sizes of one acre or more.
  - Ensure that development within the area generally located south of West Avenue S and west of Sierra Highway is compatible with and complimentary to existing development by requiring that future subdivisions provide large residential lots and that future commercial development not extend further west than the City park and ride facility located on Geiger Avenue.
  - Permit neighborhood commercial development within rural areas to serve the needs of these areas, provided that such projects provide safe, logical, and functional access for pedestrian and equestrian users from the adjacent neighborhoods.
  - Improve the condition of unpaved streets in rural areas.
  - Enforce County standards and requirements regarding septic systems.
  - Require that development near the intersection of Avenue S and State Route 14 is complimentary to lake, surrounding hillside, and mountain views by minimizing building heights and viewshed impacts; and is consistent with sound water quality management practices by providing a minimum 100-foot setback from the historical high-water mark of Lake Palmdale and meeting other relevant environmental standards.
  - Provide a 1,000-foot buffer between Antelope Valley Landfill operations and residential developments.
  - Consider annexation as a logical extension of the City boundaries as neighboring properties are annexed and adjacent properties are developed.
  - Before initiating annexation, evaluate the fiscal, infrastructural and land use impacts of proposed annexations to the City, as well as the desires of inhabitants within these areas.

Figure 15: Areas designated as Rural/Equestrian Residential and Low Density Residential





## Housing Goals and Policies

- **Goal 23: Promote the construction of a variety of residential development opportunities for all income groups.**
  - Encourage the production of housing for all segments of the City’s population, including all income levels and those with special needs.
  - Encourage a variety of housing types such as a single-family attached (townhomes), multifamily units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs.
  - Encourage the development of new affordable units through the provision of incentives.
  - Encourage the development of housing that is affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.
- **Goal 24: Preserve and improve the existing supply of affordable housing.**
  - Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years.
  - Use regulatory and financial tools to make mobile home spaces permanently affordable.
  - Preserve or replace units with expiring subsidies.
- **Goal 25: Mitigate local government constraints on housing.**
  - Assess financial impacts of zone changes on housing affordability.
  - Assess feasibility of land use concessions and fee reductions to make new housing more affordable.
  - Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.
- **Goal 26: Promote equal housing for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.**
  - Ensure that mixed income housing is focused in areas that have access to transit and resources, specifically in Residential Neighborhoods of RN2 and above and all the Mixed-Use Districts.
  - Provide fair housing services that include public information, counseling, and investigation.
- **Goal 27: Facilitate adequate housing for households with special needs.**
  - Permit a variety of housing types for seniors including dependent housing units and congregate housing with supportive services.

- Recognize the unique characteristics of elderly and disabled households and address the special needs of these households.
- Establish and maintain standards for units designated as senior units to ensure that they are accessible and convenient for older persons and persons with disabilities.
- **Goal 28: Address the needs of persons experiencing homelessness.**
  - Provide emergency food, shelter and referrals to homeless and very low-income individuals and families.
  - Provide zoning designations for the development of shelters for the homeless.
  - Cooperate in regional homeless assistance feasibility studies.
  - Provide referral services and accept referrals from homeless service agencies for emergency housing placement.
- **Goal 29: Increase access to safe and adequate housing for people with disabilities.**
  - Ensure access for the disabled in residential, commercial, and public structures.
  - Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and Federal and State fair housing laws through the Partners Against Crime program and the fair housing services provider.
- **Goal 30: Implement energy and water conservation measures.**
  - Ensure that energy and water conservation measures are included in all new development and redevelopment projects using an energy conservation checklist.
  - Inform the public about retrofitting their homes with energy and water conservation measures.
  - Incorporate native desert vegetation as a condition of approval for all proposed housing projects.
- **Goal 31: Enhance vitality and safety of existing residential neighborhoods.**
  - Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods.
  - Actively enforce the City's property maintenance ordinance.
  - Improve property maintenance and management by providing training to owners and managers.
- **Goal 32: Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership.**
  - Encourage voluntary inclusionary housing by offering incentives to developers.

- Evaluate the feasibility of small lots, reduced setbacks or other modifications to reduce cost of development.
- Encourage mixed-use housing in designated areas along transportation corridors and other commercial areas.