

Envision
PALMDALE 2045

General Plan Advisory Committee Meeting #5
Part 2

February 19, 2020, 6:30 pm – 8:30 pm

Call to Order

- Pledge of Allegiance
- Approval of GPAC #5 Meeting notes





Meeting Objectives

- Develop understanding of land use designations and place types
- Prepare land use alternatives
- Discuss location, type, and character of potential development

DEVELOPING LAND USE ALTERNATIVES

General Plan Land Use Designations



Land Use Designations

- Land Use Designations typically only regulate by:
 - Type of Use
 - Density or FAR

Land Use

7. **Multi-family Residential:** The Multi-family Residential (MFR 10.1-16) designation is intended for residential uses with densities ranging from 10.1-16 du/ac and an estimated population of 26,000 persons per square mile. Housing types may include a variety of attached and detached dwelling unit types, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 94-4, adopted by City Council December 14, 1994.)*
8. **Medium-High Density Residential:** The Medium High Density Residential (MHDR 30) designation is intended for residential uses with densities ranging from 30-50 du/ac and an estimated population of 56,000 persons per gross square mile. Housing types may include a variety of attached dwelling unit types, including townhouses, condominiums or apartments, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 11-03, adopted by City Council September 5, 2012.)*
9. **High Density Residential:** The High Density Residential (HDR 50) designation is intended for residential uses with densities ranging from 50-60 du/ac and an estimated population of 85,000 persons per gross square mile. Housing types may include a variety of attached dwelling unit types, including townhouses, condominiums or apartments, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 11-03, adopted by City Council September 5, 2012.)*

1993 General Plan Land Use Designations - Residential

| Land Use Designation | Uses Allowed | Maximum Density |
|--|--|---------------------------------|
| Equestrian Residential | Rural single-family dwellings. Parcel sizes are 2.5 acres or larger. Animal keeping activities permitted. | Up to 0.4 units per acre |
| Low Density Residential (LDR) | Detached single-family dwellings. Appropriate to hillside areas and as a transition between rural and suburban areas. | Up to 1 unit per acre |
| Single Family Residential 1 (SFR-1) | Detached single-family dwellings in a semi-rural environment with horse/animal keeping possible. | Up to 2 dwelling units per acre |
| Single Family Residential 2 (SFR-2) | Single-family dwellings, appropriate in those areas between the valley floor and steeper hillside areas (having less than ten percent slope). | Up to 3 dwelling units per acre |
| Single Family Residential 3 (SFR-3) | Detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size will typically be located within this designation. | 3 to 6 dwelling units per acre |

| Land Use Designation | Uses Allowed | Maximum Density |
|--|---|----------------------------------|
| Medium Residential (MR) | Housing types may include single family detached, single family attached, townhouses, condominiums, duplexes, triplexes, or apartments. | 6 to 10 dwelling units per acre |
| Multi-family Residential (MFR) | Housing types may include a variety of attached and detached dwelling unit types. | 10 to 16 dwelling units per acre |
| Medium-High Density Residential (MHDR 30) | Housing types may include a variety of attached dwelling types, including townhouses, condominiums or apartments. | 30 to 50 dwelling units per acre |
| High Density Residential (HDR 50) | Housing types may include a variety of attached dwelling types, including townhouses, condominiums or apartments. | 50 to 60 dwelling units per acre |

1993 General Plan Land Use Designations – Non-Residential

| Land Use Designation | Uses Allowed | Maximum Intensity |
|--------------------------------------|--|--------------------------|
| Office Commercial (OC) | Designed to accommodate a variety of professional office uses. Limited retail and eating establishments permitted. | Up to 1.0 FAR |
| Neighborhood Commercial (NC) | Convenience-type retail and service activities designed to serve the daily needs of the immediate neighborhood. | Up to 0.5 FAR |
| Community Commercial (CC) | Businesses providing retail and service uses which primarily serve the local market. | Up to 1.0 FAR |
| Regional Commercial (RC) | Accommodates retail and service uses attracting consumers from a regional market area. | Up to 1.0 FAR |
| Downtown Commercial (DC) | Intended for the City's traditional retail/service core. Mixed-use development encouraged. | Subject to Downtown Plan |
| Commercial Manufacturing (CM) | Permits mixed use development of lighter industrial uses and the more intensive service, retail, and wholesale commercial uses. | Up to 0.5 FAR |
| Business Park (BP) | Permits a variety of office, research and development, light assembly and fabrication, and supportive commercial uses within master-planned complexes. | Up to 0.5 FAR |

| Land Use Designation | Uses Allowed | Maximum Intensity |
|---|--|---------------------------------|
| Industrial (IND) | Permits a variety of industrial uses, including manufacturing and assembly of products and goods, warehousing, distribution, and similar uses. | Up to 0.5 FAR |
| Airfield and Related Use (A&R) | Permits public and private airfields and support facilities, aerospace-related industries, transportation-related industries, and commercial support facilities. | Up to 0.5 FAR |
| Mineral Resource Extraction (MRE) | Permits extraction and processing of mineral resources, including sand, gravel and granite. | Up to 0.25 FAR |
| Open Space (OS) | Reserved land for both natural and active open space uses, including City parks. | n/a |
| Public Facilities (PF) | Land utilized for various types of public facilities | Up to 1.0 FAR |
| Special Development (SD) | Appropriate for areas for which focused planning efforts are ongoing. | Up to 2 dwelling units per acre |
| <i>Public and quasi-public uses may also be located within other land use designations as established by the underlying zoning.</i> | | |

Place Types



What are Place Types?

Place types indicate the purpose and intended use for each parcel within the City. They provide clear, yet flexible, structure that adapts to changing economic conditions and community vision.

Land use type + form/character = place type

What is the difference?

Place Types

Land Use:
Both are single family residential



Land Use Designations



Land Use:
Both are low density multi-family residential



What is the difference?

Place Types

Land Use:
Both are commercial



Land Use Designations



Land Use:
Both are office



Desired Place Types in Palmdale

- Rural Neighborhood
- Suburban Neighborhood
- Traditional Neighborhood
- Multifamily Residential
- Industrial
- Employment District
- Institutional
- Civic
- Parks
- Mixed Use Corridor
- Regional Commercial
- Downtown
- Village Center

Residential Place Types



Rural Neighborhood: Lowest intensity neighborhood development
Conserves natural features



Suburban Neighborhood: Single-family detached residential neighborhoods

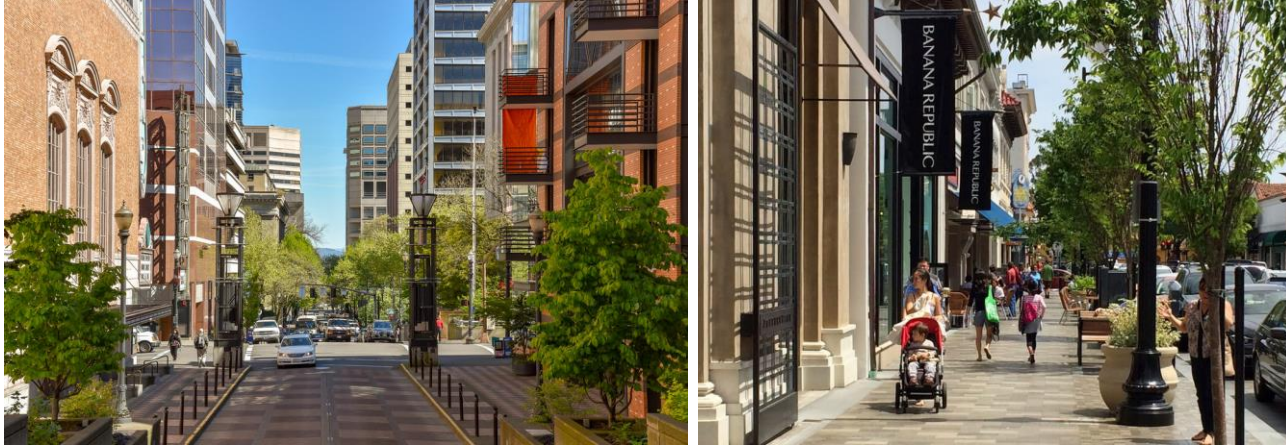
Residential Place Types



Traditional Neighborhood: Mix of walkable single-family and multi-family neighborhoods with easy access to daily goods, services, and parks

Multifamily Residential: Multi-family residential with easy access to daily goods, services, and parks

Corridor and Non-Residential Place Types



Mixed Use Corridor: Variety of uses along key corridors



Regional Commercial: Retail, hospitality, mixed use, and other goods and services in a more auto-oriented design

Non-Residential Place Types



Downtown: Walkable district with mixed use, entertainment, retail, restaurants, and other main street uses



Village Center: Mix of housing, vertical mixed-use, restaurants, offices, goods and services in a walkable setting

Non-Residential Place Types



Industrial: Large-scale industrial, manufacturing, and military uses



Employment: Mix of office, business park, research & development and others

Non-Residential Place Types



Institutional: Healthcare facilities, educational facilities, places of worship, and other special uses



Civic: Government offices, community centers, libraries, and other public services uses

Other Place Types



Parks: Accessible parks of varying sizes that include amenities like shade structures, water features, community space, and play structures

GROUP ACTIVITY

Group Activity

Part 1: Where should development be focused?

- Should the city pursue infill development over outward expansion?
- Should growth be targeted to certain areas?
- Are there areas where growth should not occur during this General Plan horizon (2045)?

ACTIVITY:

- Draw a **blue** circle around your priority development areas until 2045
- Draw a **black** circle in the areas that are less important for development until 2045 – or areas you think should develop after the “blue” areas

Notes: Keep discussion at a high level by general area, not by parcel

Group Activity

Part 2: What should the form and character of new development be?

ACTIVITY

- Within your **blue** circle, place your game pieces with what you feel should go where

Complete City ideas to consider:

- Create complete and diverse neighborhoods
- Offer multi-family housing options with amenities
- Support employment districts with retail, entertainment, and hospitality uses
- Convenient access to community gathering spaces, public parks, and open space
- Promote mixed use walkable areas
- Promote living and working in Palmdale throughout all stages of life

Notes: Keep discussion at a high level by general area, not by parcel

Place Types Game Pieces



Rural Neighborhood



Traditional Neighborhood



Suburban Neighborhood



Multi-family



Village Center



Mixed Use Corridor



Downtown



Regional Commercial



Employment



Industrial



Parks



Institutional



Civic



REPORT BACK



Public Comment

- Please state your name and keep your comments to a maximum of **2 minutes** each.

Next Steps

- Create three land use and circulation “alternatives”
- Continue discussion of policy topics, such as circulation and economic development



Thank you!

City of Palmdale

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