

City of Palmdale General Plan Update General Plan Advisory Committee

Meeting #5: January 15, 2020 | 6:30 pm – 8:30 pm
Chimbole Cultural Center “Manzanita Ballroom”

Agenda

Meeting Objectives

- Refine areas of stability and growth
- Present overview of development constraints and capacity
- Prepare land use alternatives
- Discuss potential development location, type, and character

Meeting Agenda

- 6:30 pm** **Call to Order**
- Pledge of Allegiance
 - Approval of GPAC #4 Meeting minutes
- 6:35 pm** **Overview Presentation of Development Patterns, Capacity, Constraints, and Development Character Types**
- 7:05 pm** **Group Activity**
- *What areas should be prioritized for development in the next 25 years?*
 - *What area should not be prioritized for new development in the next 25 years?*
 - *What types of residential, employment, and commercial uses should go where?*
 - *What types of transportation priorities should accompany future growth?*
- 7:50 pm** **Group Activity Report Out/Discussion**
- 8:25 pm** **Public Comment (maximum of 2 minutes per person)**
- 8:30 pm** **Wrap-up + Adjourn**

Attachment:

*Draft meeting minutes from GPAC #4 Meeting, December 11, 2019
Vision and Guiding Principles Memo (Updated December 31, 2019)*



City of Palmdale General Plan Update

General Plan Advisory Committee

Meeting #4: December 11, 2019 | 6:30 pm – 8:30 pm
Chimbole Cultural Center “Lilac Room”

Draft Meeting Minutes

Meeting Objectives

- Refine General Plan Vision and Guiding Principles
- Present overview of housing existing conditions
- Discuss potential areas of change and stability in Palmdale

Attendees

GPAC Members

Present: Tony Avila, Juan Blanco, Colby Estes (Alternate), Laura Gordon, Theresa Hambro, Matthew Harris, Pat Hunt, Joe Parisio, Teresa Lamping, Deborah Rutkowski-Hines, Jason Zink, Lourdes T. Everett, Aurora Hernandez,

Absent: Sheri Kaneshiro

City Staff

Rob Bruce, Planning Manager - Department of Economic and Community Development
Carlene Saxton, Senior Planner - Department of Economic and Community Development
Nardy Lopez, Management Analyst – Department of Economic and Community Development

Consultant Team

Raimi + Associates – Simran Malhotra, Melissa Stark
Veronica Tam and Associates – Veronica Tam

Public

Three members of the public attended

Meeting Minutes

Call to Order

- Pledge of Allegiance.
- Approval of GPAC #3 Meeting minutes. Motion made by Juan Blanco, seconded by Matthew Harris.

Overview of 1993 General Plan Issues and Opportunities

- Simran Malhotra presented the major goals and issues identified in the 1993 Palmdale General Plan. A comparison between the 1993 General Plan and Palmdale 2045 issues and opportunities was also included.

Refine Draft Guiding Principles and Vision Statement

- Simran presented updated vision themes and guiding principles to the group, then opened for comment. A few members of the GPAC had specific comments related to wording of selected guiding principles. The group discussed these at length, then in the interest of time continued onto the next discussion. GPAC members were asked to send their revisions to the draft vision themes and guiding principles in writing via email by December 20, 2019.

Housing Existing Conditions + Housing Element and Discussion

- Veronica Tam presented housing existing conditions including housing stock, income distribution, income by household size, affordability, housing costs, and City of Palmdale Affordable Housing efforts. Next Veronica provided an overview of new California State laws pertaining to housing and consequence of noncompliance.

Following the discussion of housing existing conditions, Veronica provided an overview of the Housing Element requirements, Regional Housing Needs Allocation (RHNA), RHNA requirements, existing land use distribution and benefits of the having a diverse housing stock.

Next, Simran provided an overview of density and intensity and how it relates to housing and development providing visual examples. After the presentation, the group paused for questions and a brief discussion on housing. A summary of the conversation and topics discussed is below.

- Consider funding sources for development in Palmdale
- Consider limitations with infrastructure and utilities
- Desire for more dense development, however Palmdale has existing vacant land that is affordable, but denser development is typically more expensive
- What funding sources are available for new development in Palmdale?
- Interested in programs that support aging in place and first-time home buyers
- Interested in the variety of housing types like mixed-use development, cottage clusters, mobile homes, small lot single family, etc.
- Palmdale has a need for low-income housing, currently a 12-month waiting list for HUD section 8 housing
- Desire for multi-unit complexes with surrounding entertainment, shopping and restaurants
- Interest in inclusionary housing

Areas of Stability and Growth

- Simran provided an overview of the direction received through the first phase of community input. This included a desire for more housing and diversity of housing choices, more jobs, diversified local economy, adequate infrastructure, and open space, parks, and views. Next, Simran introduced the group activity which involved mapping areas of stability - where character will remain the same - and areas of change. Members of the public were invited to participate however, none elected to join the activity.

Results from the mapping activities are described below:

- Areas of stability
 - § Preserve residential neighborhoods east of Highway 14 and South of Avenue R
 - § Preserve Plant 42
 - § Preserve Antelope Valley Mall

- § Preserve transportation center
- § Preserve Palmdale Marketplace shopping center
- § Preserve Palmdale Regional Medical Center
- Areas of proposed change
 - § Areas for future multifamily:
 - South of Avenue S
 - Mixed use West of Highway 14
 - Higher density off Tierra Subida Avenue near Palmdale Regional Medical Center
 - § Increase density along Palmdale Boulevard
 - § Support services and retail on Avenue P and 15th Street East
 - Multi dwelling and support services for Plant 42
 - Keep development out of the path of Plant 42
 - § Walmart Shopping center off 10th street West could have additional development at higher density
 - Consider transportation connectivity
 - Consider retail and support services
 - § Southeastern area of intersection of Avenue O and 10th Street West could be developed at higher density
 - § Higher density residential development north of Palmdale Boulevard at 47th Street East
 - § Higher density development located at the intersection of Fort Tejon Road and Pearblossom Highway
 - § Higher density residential east of Lake Palmdale South of Avenue S and off Tierra Subida Avenue west between West Avenue Q8 and Rayburn Road
 - § Commercial mixed use located at the southern city boundary northwest of Lake Palmdale
 - § Non-residential development between Technology, Palmdale Boulevard, Sierra Highway and Highway 14

Public Comment

- Four members of the public were present. One shared feedback, which is below.
 - Desire for restrictions on tobacco and alcohol sales in the city of Palmdale

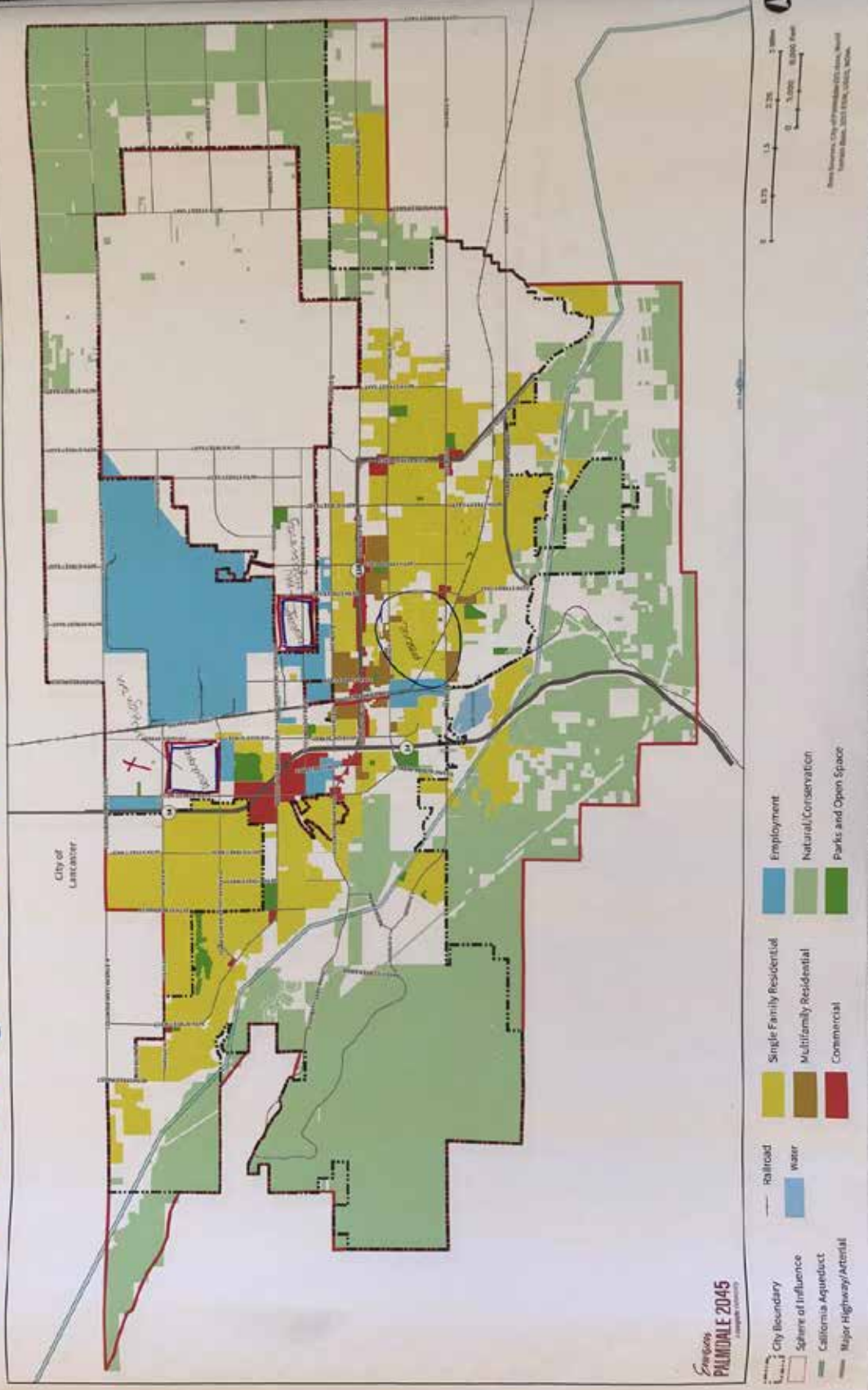
Wrap-up and Next Steps

- Upcoming Meetings:
 - Planning Commission Update – December 12, 2019
 - City Council Update – December 17, 2019
 - Next GPAC meeting - January 15, 2020

8:45 pm **Adjourn**

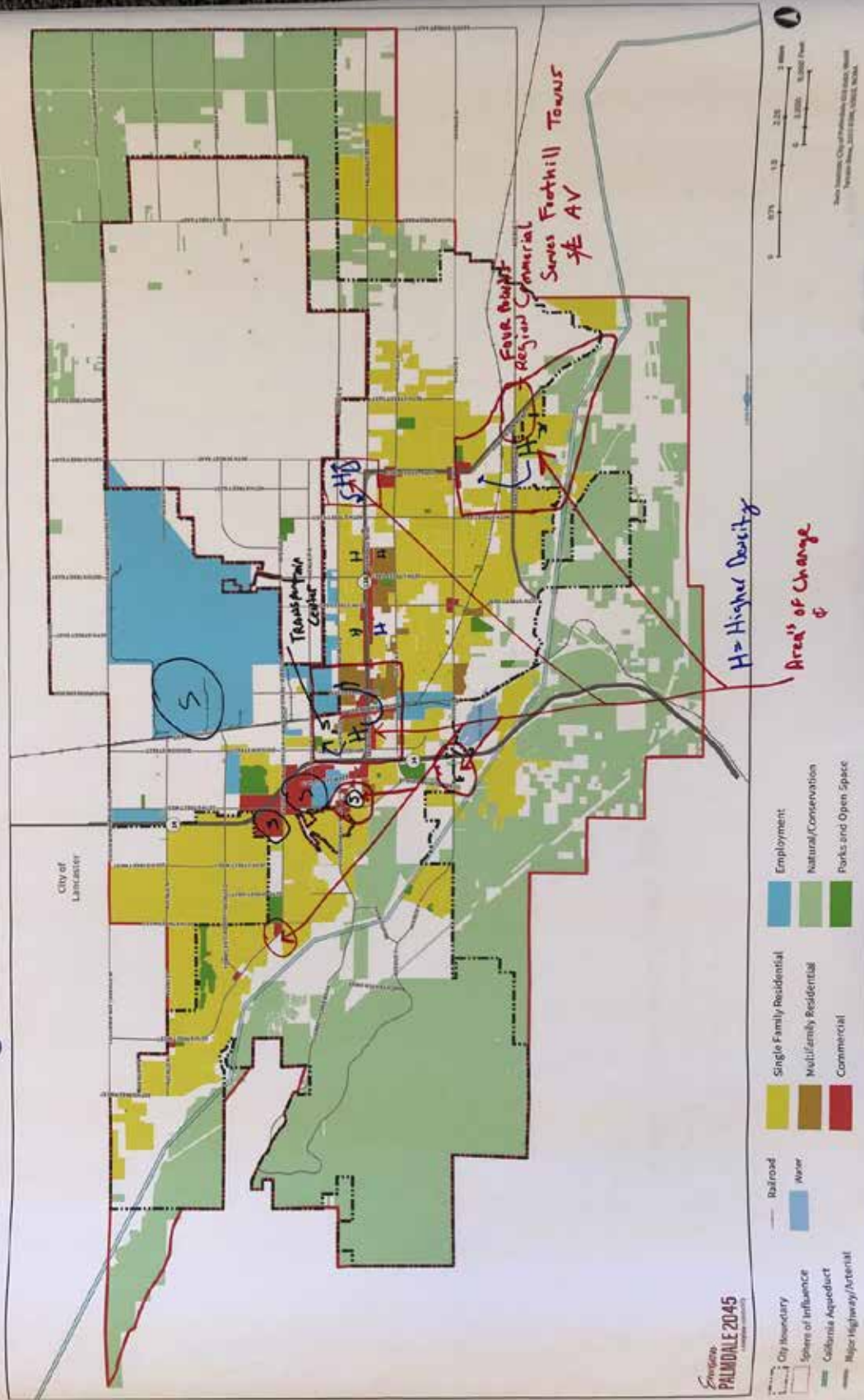
Attachment: Mapping Activity Results from GPAC #4

GPAC Meeting #4: Areas of Stability + Change Exercise

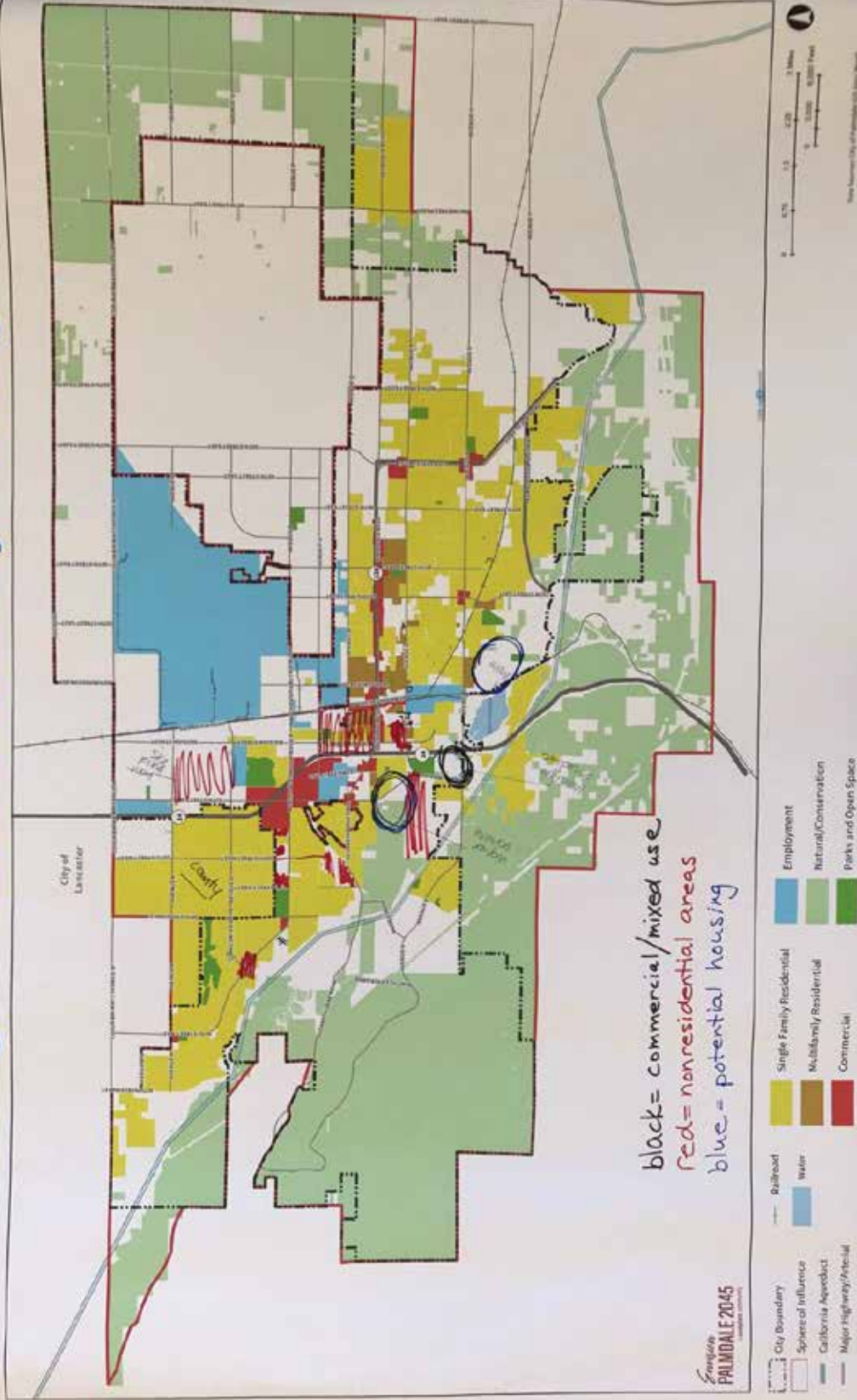


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GPAC Meeting #4: Areas of Stability + Change Exercise



GPAC Meeting #4: Areas of Stability + Change Exercise





City of Palmdale General Plan Update

~~Draft~~ General Plan Vision and Guiding Principles

~~December 31, 2019~~ January 7, 2020

Overview

Through stakeholder focus groups, community workshops, pop-up events, the first online community survey, and meetings with the General Plan Advisory Committee, 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. Building off that community input, this document summarizes a series of high-level visioning themes (green) and a list of guiding principles or community values organized under each of those themes. These visioning themes paint a picture of what Palmdale will be like in the future and capture key values and aspirations. These also provide direction on the development of the Draft Vision Statement. The guiding principles provide a framework to guide future decision-making and serve as a reference point when considering policy trade-offs.

Input was received during GPAC meetings #3 and 4, Planning Commission and City Council study sessions are reflected in the vision statement, themes and guiding principles below. This redlined version reflects input received from GPAC, Planning Commission and City Council.

Draft Vision Statement

“Palmdale is a thriving, safe, socially and economically diverse community where people of all ages live and work in harmony. Palmdale offers affordable living, high quality jobs and educational opportunities in a beautiful desert setting.”

Vision Themes

~~Vision Theme 1.~~—A unified and welcoming community that we’re proud to live in

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

~~Vision Theme 2.~~—Active and vibrant downtown

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

Diverse and high-quality job options

- a) Provide job training for Palmdale residents in key industries
- b) Connect residents with job opportunities in aerospace and other emerging sectors
- c) Encourage telecommuting within Palmdale
- d) Promote diverse entry-level and mid-level jobs in Palmdale

Diverse and resilient local economy

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

Safe, healthy place to live and work

- a) Improve neighborhood safety
- b) Address crime and safety concerns
- c) ~~Improve access to quality healthcare services in Palmdale~~
- d) Improve access to parks and open space
- e) Support local foster youth and those experiencing homelessness
- f) Foster active living with improvements to pedestrian environment
- g) Prioritize walking, biking, and access to local and regional transit
- h) Promote living and working in Palmdale and reducing commute times

High quality medical and mental healthcare

- a) Improve access to and promote quality healthcare services and facilities in Palmdale
- b) Attract physicians to Palmdale
- c) Maintain Palmdale Regional Hospital and encourage continued expansion of services and facilities

Vision Theme 6.—Housing options for residents at different stages of life and ability

- a) Create and preserve affordable housing for residents of Palmdale
- b) 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
- c) Maintain city's quiet and safe neighborhoods
- d) Maintain rural and semi-rural neighborhoods in Palmdale
- e) Connect new development to public transit and open space or public parks

Vision Theme 7.—High quality and accessible educational opportunities

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

~~Vision Theme 8. Palmdale's beautiful natural setting~~

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

~~Vision Theme 9. Forefront of transportation innovations~~

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

~~Vision Theme 10. General Plan implementation~~

- a) Establish metrics for tracking General Plan implementation
- a)b) Regular review and update of General Plan goals and policies