



# City of Palmdale General Plan Update

## General Plan Advisory Committee

Meeting #7: July 29, 2020 | 6:30 pm – 8:30 pm

*Virtual Meeting via Zoom livestreamed to YouTube*

### Meeting Minutes (Final Approved September 23, 2020)

## Meeting Objectives

- Review and discuss three land use alternatives

## Attendees

### GPAC Members

**Present:** Tony Avila, Juan Blanco, Colby Estes, Lourdes T. Everett, Theresa Hambro, Pat Hunt, Teresa Lamping, Deborah Rutkowski-Hines, Joe Parisio, and Jason Zink.

**Absent:** Matthew Harris, Aurora Hernandez, Laura Gordon, and Sheri Kaneshiro

### City Staff

Department of Economic and Community Development: Carlene Saxton, Deputy Director; Megan Taggart, Senior Planner; Ben Fiss, Senior Planner

### Consultant Team

Raimi + Associates: Simran Malhotra and Melissa Stark

### Public

This was a virtual meeting; hence no public sign-in is available.

## Meeting Summary

### 1. Call to Order & Meeting Procedures

The virtual meeting began with a brief overview of the meeting structure, roll call and introductions of City staff, the consultant team and GPAC members, and recital of the Pledge of Allegiance.

Then a brief overview of important Zoom features for GPAC members and procedure for meeting comments and questions was presented. GPAC members asked questions at multiple stopping points throughout the presentation. They also used the “raise hand” nonverbal feedback response in Zoom to alert the team of their question(s). Members of the public were encouraged to follow along and provide feedback through the Palmdale 2045 YouTube Channel and comments forum. Public comments and questions were shared throughout the presentation.

Next, Lourdes Everett motioned to approve GPAC #6 meeting minutes (May 20, 2020) and Pat Hunt seconded the motion, with two correction to the meeting minutes, none opposed so the motion passed.

## 2. Overview Presentation

Simran Malhotra provided an overview of land use and the proposed land use alternatives. This presentation provides background and greater detail into the proposed three land use alternatives for the City of Palmdale as presented to the public in the virtual workshop and survey that opened for public participation on July 15, 2020. A link to the virtual workshop and survey was emailed to the GPAC in advance for review and is also available on the Palmdale 2045 website.

The land use alternatives presentation was divided into three parts: overview of land use, background of land use alternatives, and presentation of three land use alternatives with group discussion. These sections are summarized below.

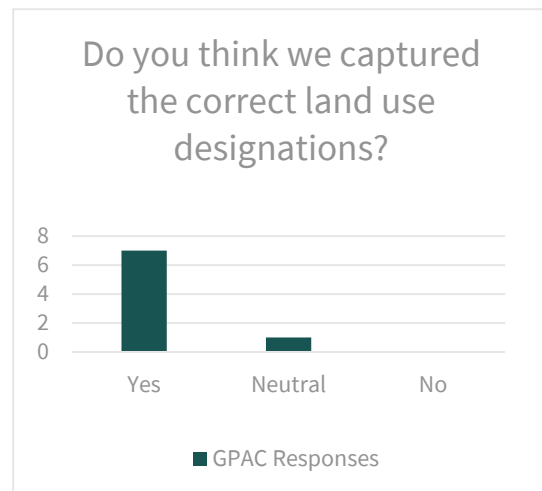
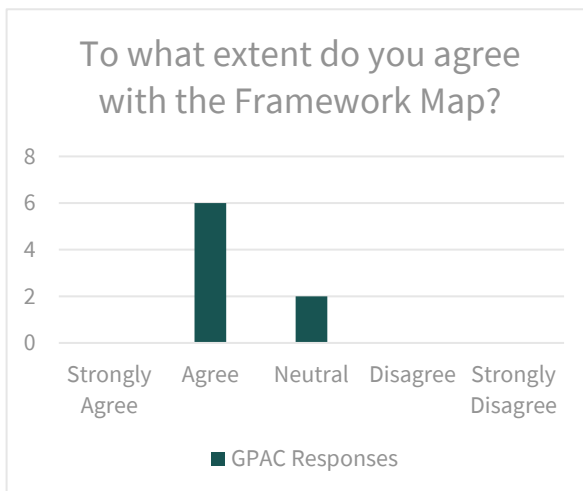
### *What is Land Use?*

Simran began the presentation with an overview of land use including the definition, images and examples of different land uses in Palmdale. In this section, maps of existing land use—what is currently on the ground today—as well as current general plan land use were presented.

### *Overview of Land Use Alternatives*

This section contained most of the land use alternatives background. Simran began by reviewing the major vision themes that are represented in all alternatives, the purpose of the land use alternatives, and what each alternative tests, also reviewing how the three land use alternatives progress into the preferred land use alternative and General Plan Land Use Map. The remainder of this section was split between several subsections including development constraints analysis, the Palmdale 2045 General Plan Market summary, GPAC and public feedback from meeting #5 Part 2, Palmdale 2045 General Plan Land Use Designations, and the land use framework. This section ended with a discussion of the key elements of each land use alternative.

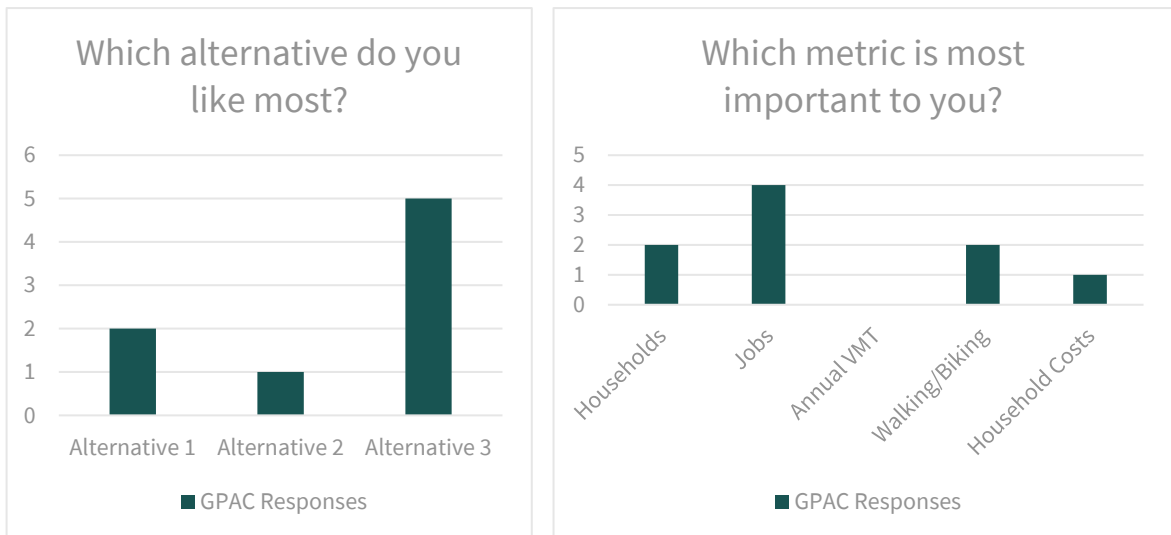
The General Plan Team polled GPAC members during the presentation, below are poll questions and results from this section of the presentation. Please note that some members of the GPAC had connected by phone only and did not have access to the virtual poll.



**Land Use Alternatives**

This section reviewed each of the land use alternatives in detail. Simran highlighted the primary differences between each alternative including housing type and density around Palmdale Boulevard, employment type and density around Plant 42, village center or neighborhood center type near existing neighborhoods, size and location of education and medical districts, as well as amount of regional commercial. A comparison with three metrics for each alternative indicated the types of village center, residential type around downtown and Palmdale Boulevard, and the density of industrial or employment uses. Additional metrics to compare the alternatives included total households, total jobs, annual vehicle miles traveled per household, walking and biking travel mode share, and annual housing costs for transportation, energy and water. The same metrics for the current General Plan were also illustrated as a benchmark.

The General Plan Team polled GPAC members during the presentation, below are poll questions and results from this section of the presentation. Please note that some members of the GPAC had connected by phone only and did not have access to the virtual poll.



**3. Discussion**

After the presentation, the Consultant Team posed a series of questions to spark discussion and collect GPAC member input. The General Plan Team answered various questions from the GPAC as well as those submitted through the online forum from the public. These discussions are summarized below.

**What are your thoughts on the different Education District options and locations?**

- Interested in an alternative that offers one education district on the Westside and one on the Eastside of Palmdale. With both on the Eastside, folks who live on the Westside are closer to Antelope Valley College in Lancaster. We need to serve both sides of Palmdale.
- With the desire to see a 4-year university in Palmdale, we need to consider the future, down the road will we be positioned to get a 4-year university down the road if we split up the education district?
- What is the acreage of the education districts?

- *The General Plan Team noted that they would follow up with that information after the meeting.*
- We should spread the wealth and disperse the education districts onto the Eastside. Currently, the Eastside falls short of having necessary services.
- Prefer Alternative 3 with education centers on both sides of town.

***What are your thoughts on the different Medical District options?***

- Prefer Alternative 3 with the expansion of medical locations, also like the mixed-use neighborhoods alternative and reducing traffic.
- Like the expansion within the existing Palmdale Regional Medical Center area, think there is a good balance, have no strong opinion.
- Feels the Hospital should be on the Eastside.
- The medical district must consider access for medical providers and staff. Ease of access is important, need to be accessible from the Highway.
- Like that the medical center is located near multifamily housing, thinks low-income and senior housing should be near medical center for easy access without a vehicle.
- Transportation is a key point, alternatives show medical districts in the appropriate spot, but need to consider air quality. Palmdale is poised to be an electric city.

***Do we have the right mix between employment uses, residential uses, and mixed use?***

- Prefer Alternative 3 and Alternative 1, which are best on jobs and housing.
- How many years until we are caught up on needed housing?
  - *The General Plan Team responded that the General Plan's role is to plan for future housing, we cannot say with any certainty what will be built. However, we generally plan for 3 times the SCAG RHNA allocation. City staff also mentioned that a map is being finalized for 95 new homes in Palmdale.*
- Like mixed use, young people are leaning towards that. Want to see more mixed-use type of development like the new market that is being developed.
- Like mixed use, hope there are more opportunities for administrative type work in Palmdale to reduce the need for commuting down to the Los Angeles basin.
- Agree, like Alternative 3, but also a lot of housing. Like that Alternative 3 is geared towards jobs, like the mixed use with commercial and residential.
- Employment uses and jobs are more important, we need the tax base to grow to bring more money into the community.
- Like the multi-use and higher density uses, need higher density at 47<sup>th</sup> and Pearblossom Highway, need a 4-year university, need a Junior College on the eastside with university type courses. We need to get Palmdale kids college ready. We also need more county services, and natural open space with connected trails.
- Mixed-use is what we need, more administrative type jobs, more employers within the mixed-use areas.
- Would like to see a combination of Alternative 1 and Alternative 3. Want to have high rate of jobs and high rate of housing.
- The Eastside has more young families, so think the districts and distribution of uses is okay.

***What are your thoughts on the different Village/Neighborhood Center options?***

- Want to have shopping near neighborhoods like a corner stores or corner butcher shop. Prefer the village centers in the third option.

- Prefer Alternative 3, goal is to have neighborhoods within walking distance to store fronts.
- Like the village center in Alternative 3, want to see housing, 1-2 story townhouses, maybe a courtyard setting, and can walk to conveniences. We have a senior population and that style would appear to them.
- Prefer village center 3 option, like having everything close by, walkability, like other bigger cities.
- Prefer Alternative 3, livability and walkability are the future of neighborhoods.
- Oasis Village, 4 Corners and the transportation hub need village centers.
  - *The General Plan Team responded that the village centers are intended to provide commercial hubs within residential areas to create complete neighborhoods. A village center is proposed for 4 Corners. The Transportation Center is covered by the TASP that offer more dense housing and commercial opportunities around the transit station.*
- All have merit, perhaps consider the surroundings when determining the mix of uses, transportation is going to be key.
- Like Alternative 3 with condensed uses on the corridor.
- Do not have a preference.

***Do you have any other priority improvements, strategies, or other thoughts?***

- We need a Junior College in Palmdale, that is the key to the future. It should be located on the Eastside.
- Need to preserve Joshua trees and the natural desert environment.
- We need things for adolescents, we lost the Boys and Girls Club, we need more services for younger people.
- Considering mixed use, where does that put things like parks and open space?
  - *The General Plan Team responded that all new residential development will be required to provide open space. There is an existing parks requirement based on the population. The General Plan can provide a mechanism for funding ongoing maintenance as well as increase the open space requirements for new housing.*
- Feel that we are discussing the right issues, that we are on track.
- We live here and care about the community, we are far away from everything, a lot of people like that, but it makes it hard to live and work here. We need to focus on desirability, promote STEM programs for youth if we want to keep people here. Key aspects are education, things to do, clubs, walkability, housing, open space and parks. We do not want the town to break down.
- Agree that housing and space for youth are critical. We are a strong desert community, but that does not mean we cannot also be cosmopolitan. Consider expanding retail or creating a space like Lancaster Boulevard.
- Poised to be a rural and metro area, sometimes we focus too much on Palmdale Boulevard, want to consider other areas more east.

***Public Questions/Comments (City/Consultant Responses in italics)***

- *A member of the public called with the following comments prior to the GPAC Meeting. This comment was noted during the presentation.*  
 “East of 40th Street to 60th Street East, north and south of Palmdale Blvd is Joshua Tree Habitat and it is identified as residential and mixed use in all three alternatives. Also, north of Avenue O and south of Avenue M between Sierra and 10th Street West is also Joshua Tree habitat and proposed for development in the alternatives.”

- *The General Plan Team responded that the General Plan would address preservation of desert and natural landscape through policies and implementation actions.*
- “What is the difference between neighborhood commercial and regional commercial?”
  - *The General Plan Team clarified that neighborhood commercial is smaller retail located close to existing neighborhoods that offers easily accessible daily goods and services like coffee shops, grocery stores, and smaller offices. Regional commercial is larger big box shopping that a person would likely drive to visit.*

**ADDITIONAL COMMENT SUBMITTED AFTER THE MEETING HAD ENDED**

- “I feel I was ignored and my public input was not considered. Juan said he saw my name on the input. Simran ignored him. She did mention preserving Joshua tree habitats but didn't ask the committee about it. She also didn't answer my comment as to why all 3 alternatives showed development in these wild Joshua areas. Also, I thought a lot of people knew about this. Public input was not present at this meeting!”
  - *This comment was submitted after the meeting ended and therefore not addressed live. Public comments were directed to the survey monkey link provided within the YouTube live description, due to technical difficulties at the start of the YouTube live stream, the chat feature within YouTube was unintentionally active for some time.*

#### **4. Public Comment**

Dozens of viewers watched the livestreamed meeting on YouTube. Two provided official public comment through the online forum. These comments are listed below.

- “Hi. I understand the desire to split the medical services east and west. However, I believe there is also a difference between providing basic medical services, and creating a true medical "center". Research, laboratory facilities and medical support services may be better attracted to a single medical "center". It would be appropriate to ask the medical business and operational industry in order to look at this from more a feasibility level rather than a "I would like to see more medical spread out" approach. As mention, the access to the I-14 freeway is important. Steve J.”
- “So is this the public comment part? What about the chats?”
  - *Public comments were directed to the comments link provided within the YouTube live description, due to technical difficulties at the start of the YouTube live stream, the chat feature within YouTube was unintentionally active for some time. Comments submitted during the meeting through the official comments link were addressed.*

#### **5. Wrap Up and Adjourn**

The team invited GPAC members and viewers to attend the virtual workshop and take the online survey available on the Palmdale 2045 website. The team also reminded GPAC members of the upcoming virtual open house on Saturday August 8<sup>th</sup> at 9:30 am.

The meeting was adjourned at 8:35 pm.

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

*Note: this virtual meeting did not have a sign in sheet for GPAC members or the public.*