

Envision PALMDALE 2045

Joint GPAC Meeting #14/Community Workshop
July 15, 2021 | Policy Frameworks Series: Land Use, Housing, and
Mobility (PART 1)

Please be advised that this meeting is being recorded

Agenda

- Welcome & GPAC Roll Call
- Pledge of Allegiance
- GPAC Meeting #13 Minutes approval
- Policy Frameworks Background
- Topic Context – Land Use and Housing
- Small Group Discussion
- Public Comment
- Next Steps

Please be advised that this meeting is being recorded



Introductions

- **Carlene Saxton**, Director of Economic & Community Development
- **Megan Taggart**, Planning Manager
- **Benjamin Fiss**, Senior Planner
- **Simran Malhotra**, Principal (R+A)
- **Troy Reinhalter**, Associate (R+A)
- **Aram Kamali**, Intm. Planner (R+A)
- **Veronica Tam**, Principal (VTA)
- **Holli Safran**, Planner (VTA)

Roll Call – GPAC Members

- Tony Avila
- Juan Blanco
- Lourdes T. Everett
- Colby Estes
- Laura Gordon
- Theresa Hambro
- Matthew Harris
- Aurora Hernandez
- Pat Hunt
- Sheri Kaneshiro
- Teri Lamping
- Deborah Rutkowski-Hines
- Jason Zink

Pledge of Allegiance



*I pledge allegiance
to the flag of the
United States of
America*

*and to the Republic
for which it stands,
one Nation under
God, indivisible,
with liberty and
justice for all.*

GPAC Meeting #13 Minutes

- Motion to approve or deny?

POLL

What You Need to Know: Questions and Comments

Questions and Comments

- We will be pausing during the presentation to answer questions
- There will be additional opportunities after the presentation to provide comments
- Public comment will take place at the end of the meeting
- Send additional questions or comments to generalplan@cityofpalmdale.org

POLL

General Plan Overview

What is a General Plan?

“Vision about how a community will grow, reflecting community priorities and values while shaping the future.”

- Long-term policy document to **guide the future actions** in Palmdale
- Establishes the **City’s vision** for the next 25 years
- Preserves and enhances **community strengths**
- Addresses a number of **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**

What is a General Plan?

A General Plan is like a road map for the future of Palmdale.



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



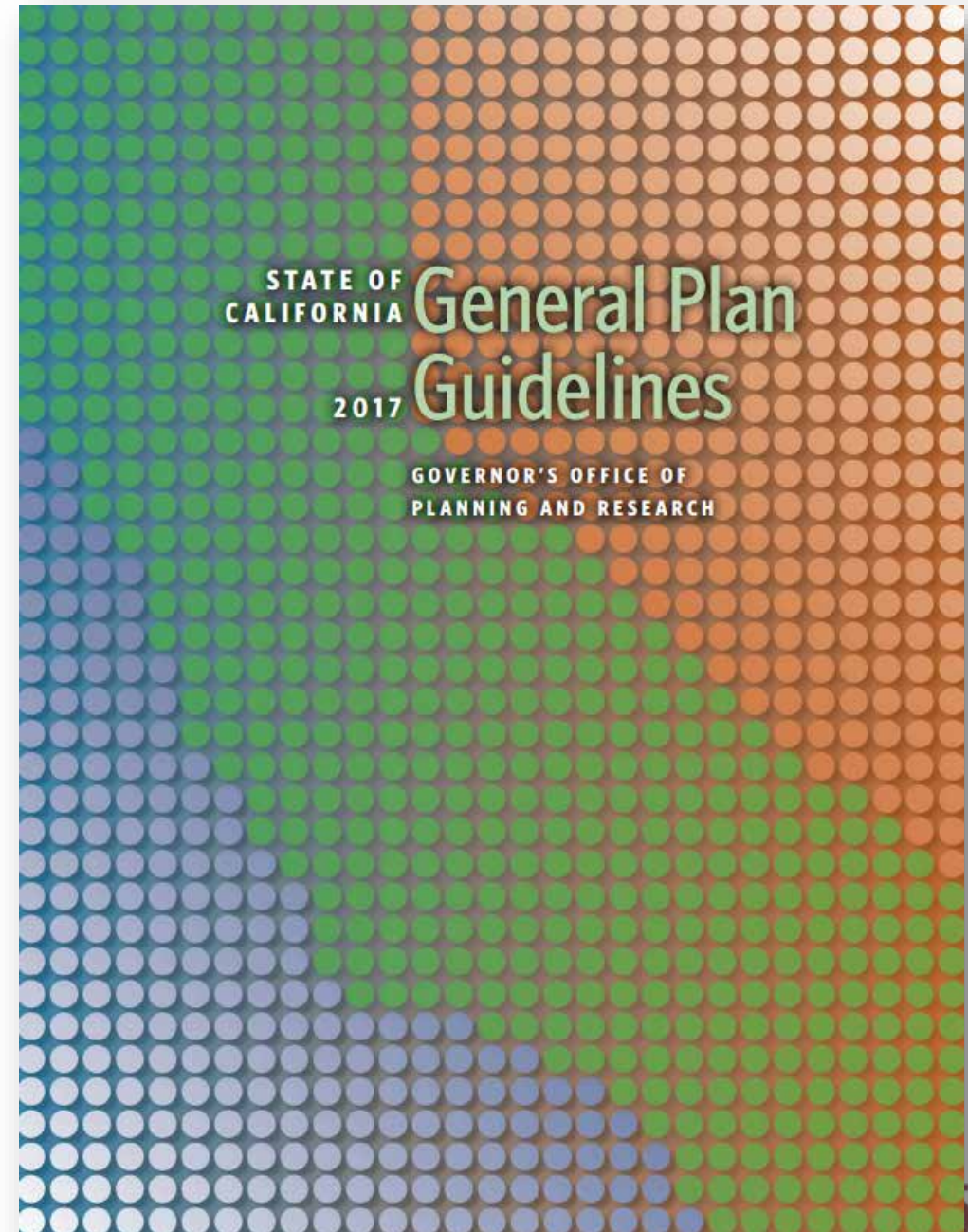
General Plan Requirements

Required Elements

- **Land Use**
- **Circulation**
- **Housing**
- Conservation
- Open Space
- Noise
- Safety
- Air Quality
- Environmental Justice

Additional Considerations

- Community Design
- Equitable and Resilient Communities
- Healthy Communities
- Economic Development
- Climate Change
- Military Readiness



Major Vision Themes



Unified + welcoming



Vibrant Downtown



Diverse, high-quality jobs



Resilient local economy



Safe + healthy community



Quality medical + mental healthcare



Housing options for all stages of life + ability



Quality + accessible education



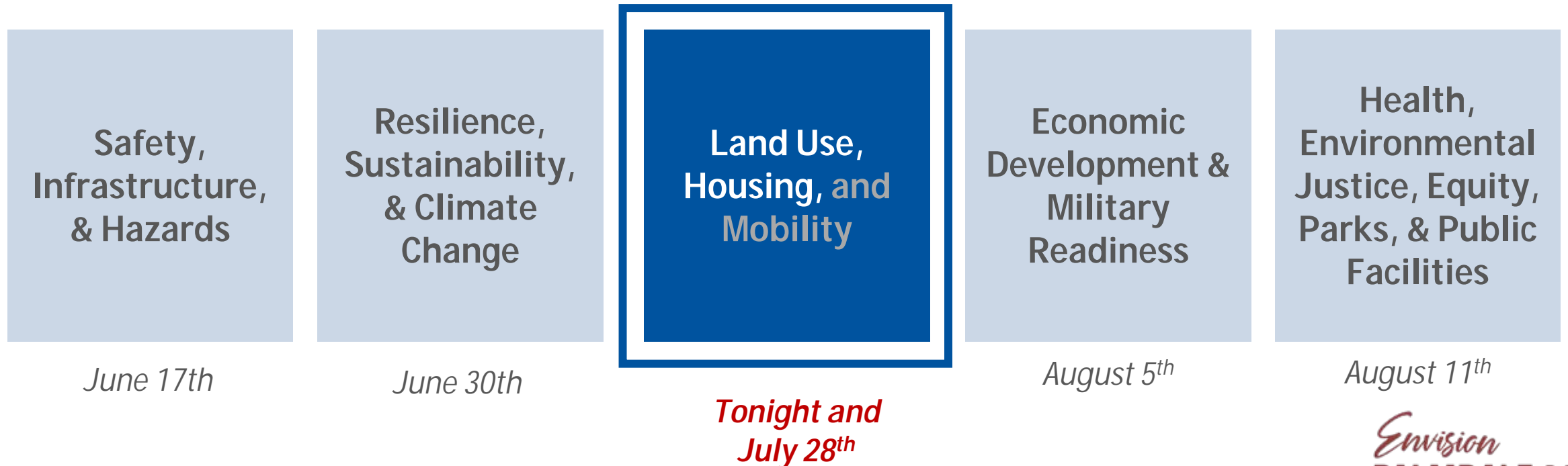
Preserve natural setting



Forefront of transportation Innovation

What are policy frameworks? And what do they include?

- Major topics that make up Elements of the General Plan
- An interim step in developing General Plan Elements
- An **opportunity for community input** on development of goals and policies
- *Your participation and feedback is critical!*



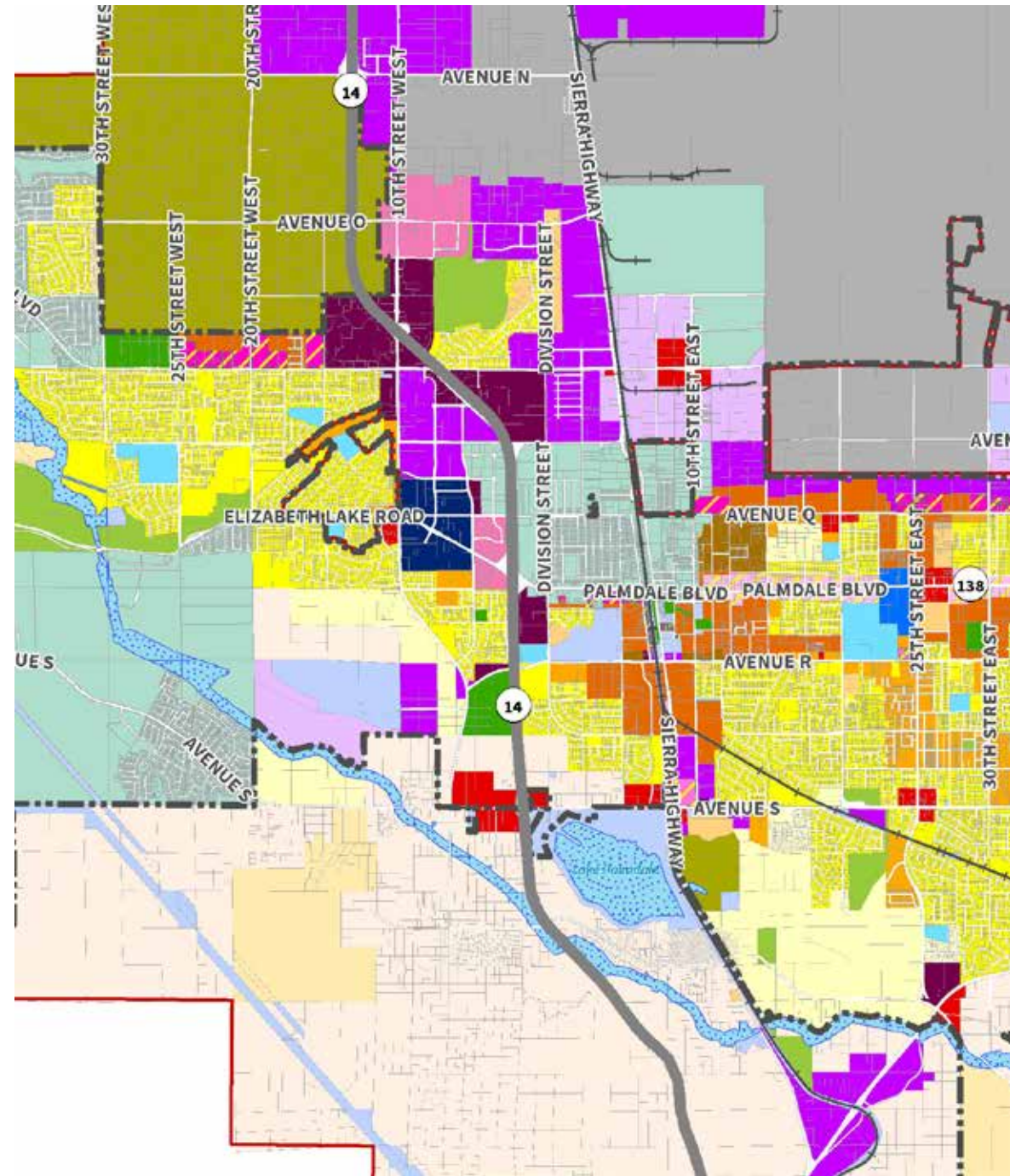


Questions?



Existing Setting

Land Use Background



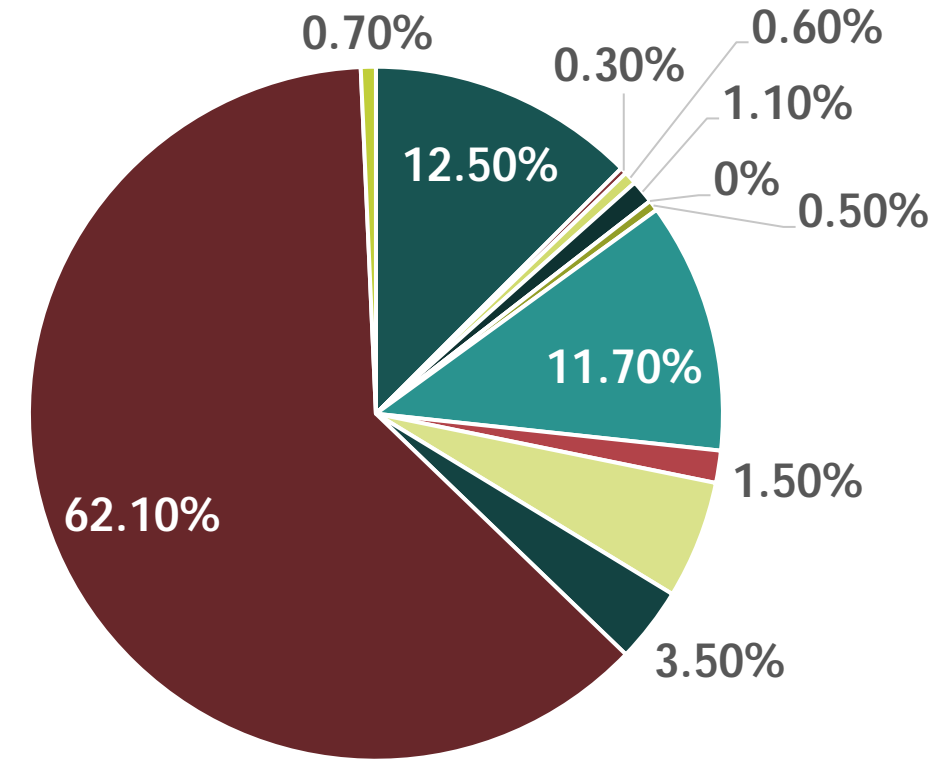
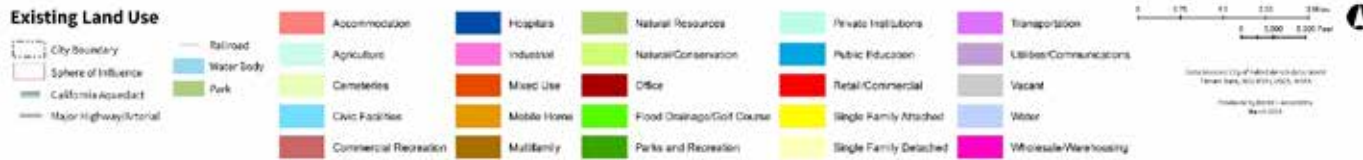
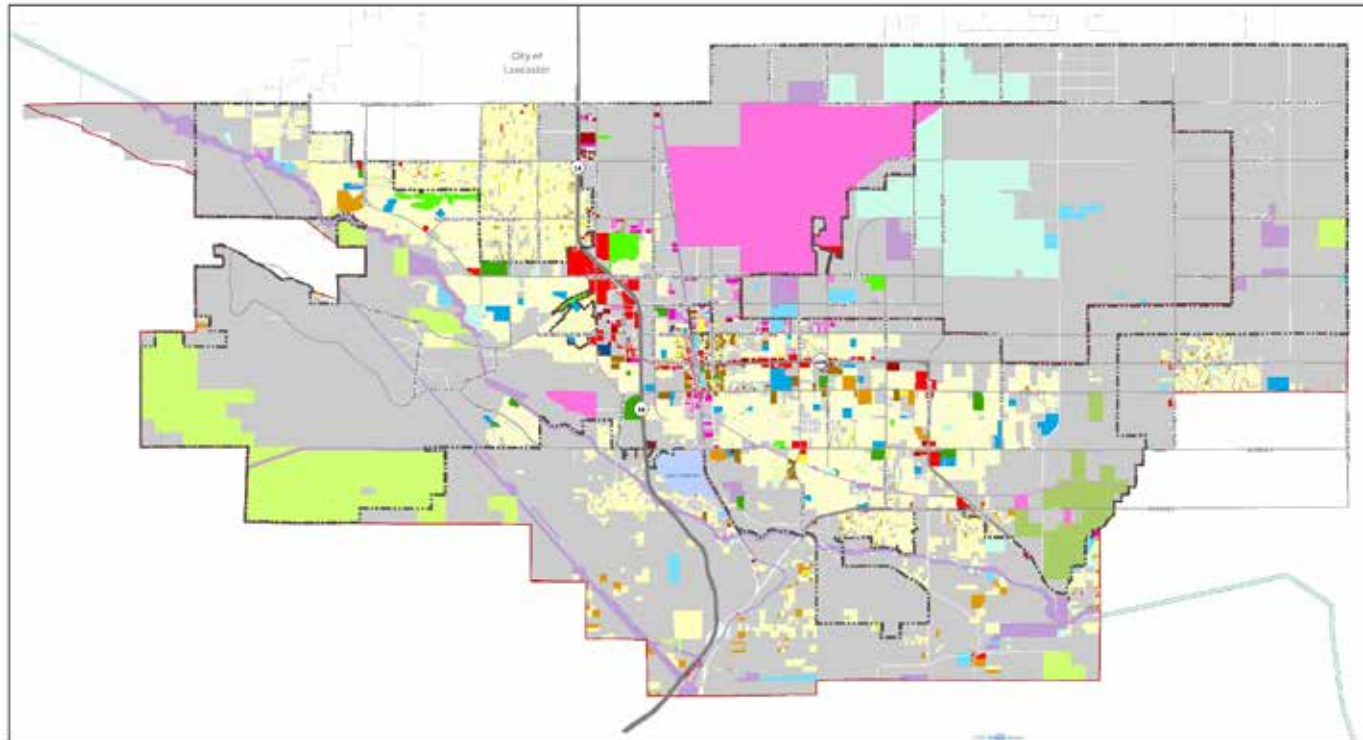
What is the Land Use Element?

- Required component of a General Plan in California
- Roadmap for future change and development in Palmdale
- Accommodates growth while preserving and enhancing key City attributes
- Covers topics such as:
 - Creating a Complete Community
 - Updating land use map with new designations
 - Supporting and expanding Downtown Palmdale
 - Preserving existing residential neighborhoods while expanding housing options
 - Creating new mixed use, commercial, and industrial areas
 - Encouraging new health & wellness and educational areas
 - Proposing Village Centers and multiuse nodes

Preferred Land Use Engagement Process

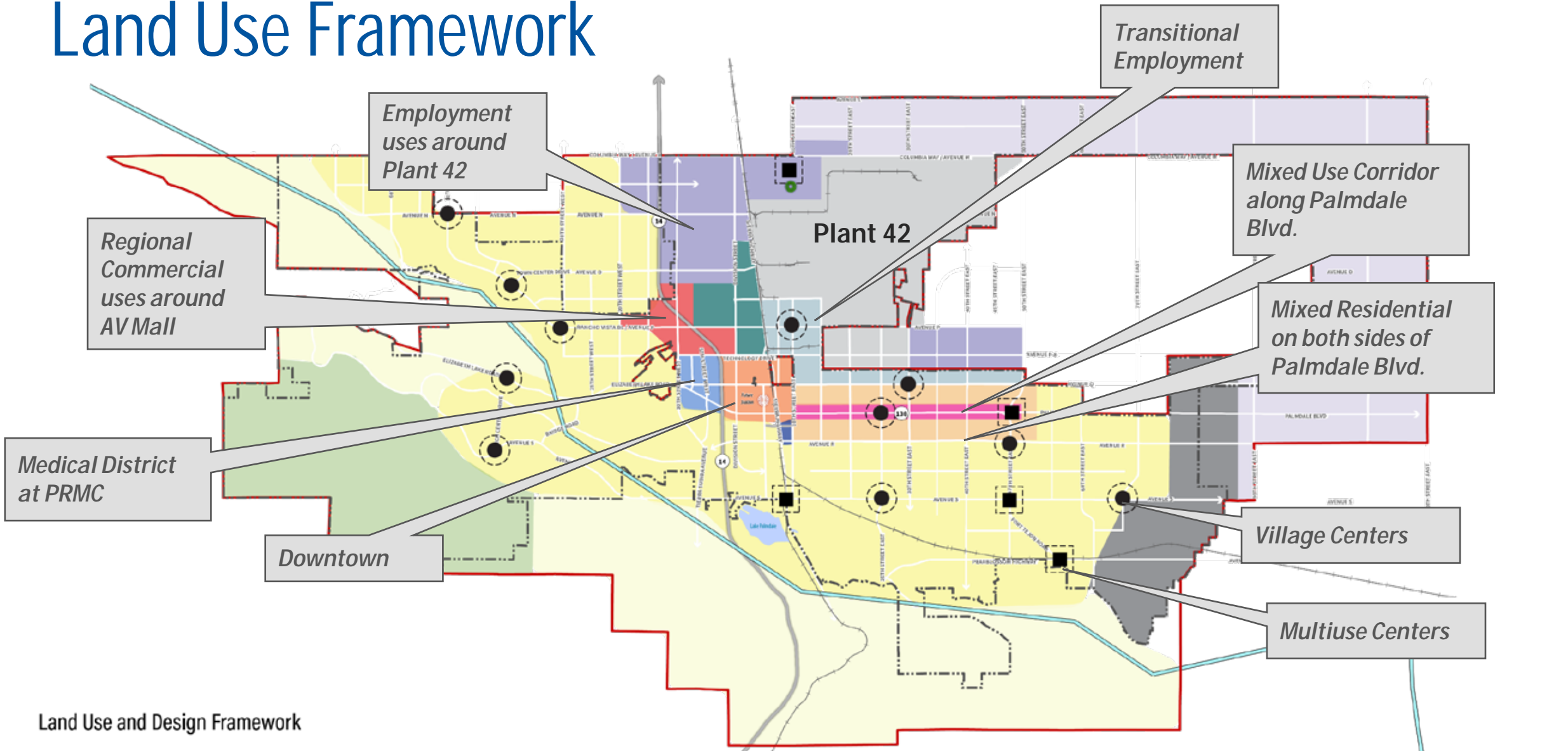


Existing Land Use (What's on the ground)



- Residential - Single family
- Residential - Mobile Home
- Mixed Use
- Industrial/Agriculture/Extraction
- Parks and Open Space
- Vacant
- Residential - Multifamily
- Commercial
- Office
- Public/Institutional
- Infrastructure
- Other

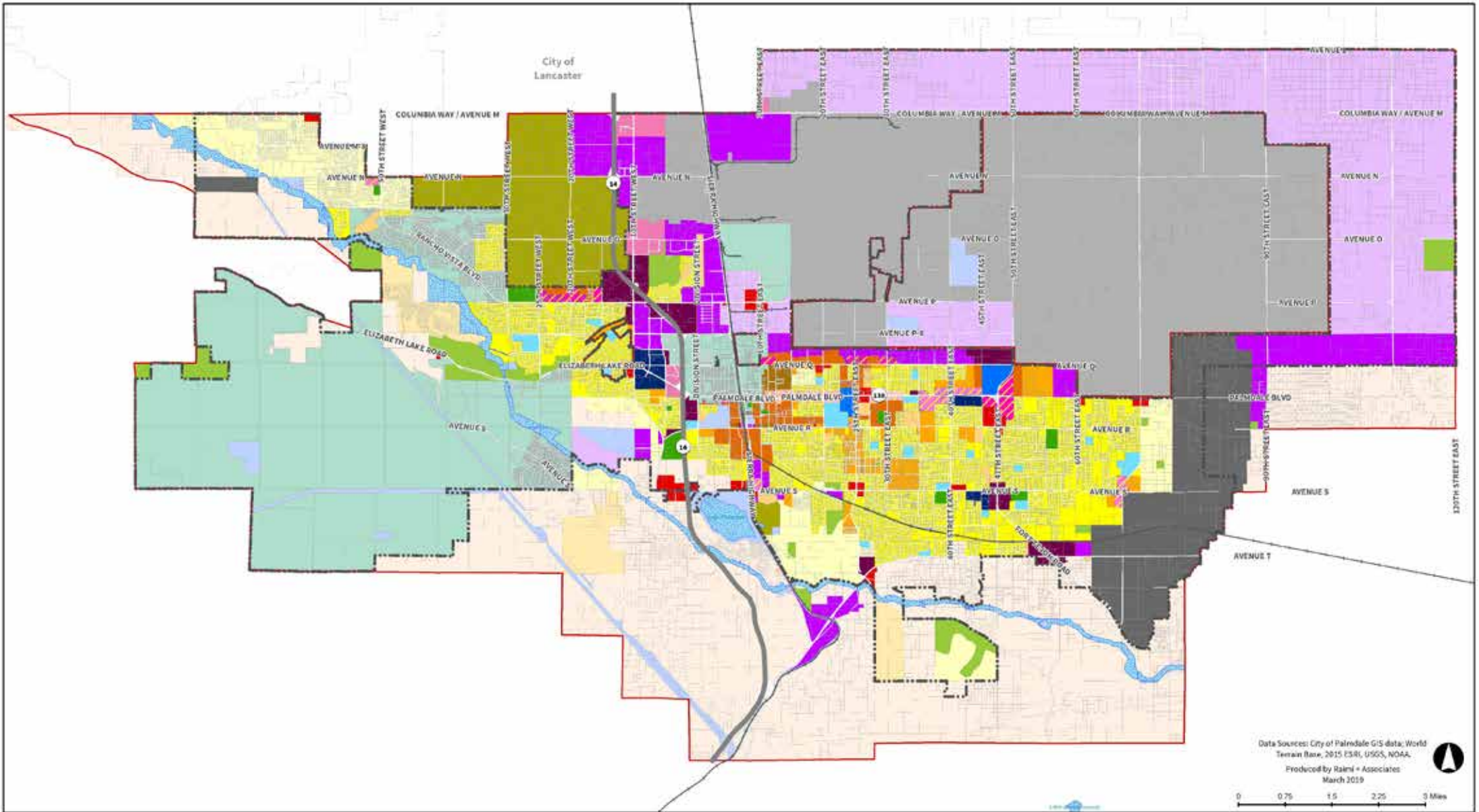
Land Use Framework



Land Use and Design Framework

- | | | | | | | |
|---------------------|------------------------|------------------------|------------------|-------------------------|--------------------------|----------------|
| City Boundary | Major Highway/Arterial | Mid Town District | Downtown | Plant 42 | Employment District | Multi-Use Node |
| Sphere of Influence | Railroad | Existing Neighborhoods | Medical District | Transitional District | Future Employment | Village Center |
| California Aqueduct | Transit Station | Future Neighborhoods | Mall District | Mixed Business District | Resource Extraction Area | Open Space |
| | Airport Terminal | | | | Mixed-Use Corridor | |

Preferred Land Use Plan



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA
 Produced by Raini + Associates
 March 2019



Residential Designations	Mixed Use	Commercial/Office/Other	Industrial	Public
Equestrian Residential	Residential Neighborhood 1	Neighborhood Commercial	Employment Flex	Public Facility-School
Low Density Residential	Residential Neighborhood 2	Regional Commercial	Industrial	Public Facility-Civic
Single Family Residential 1	Residential Neighborhood 3	Visitor Commercial	Aerospace Industrial	Public Facility-Park
Single Family Residential 2	Residential Neighborhood 4	Specific Plan	Mineral Resource Extraction	Open Space
Single Family Residential 3	Mixed Use 1			
	Mixed Use 2			
	Mixed Use 3			
	Mixed Use 4			
	Health and Wellness			
	Educational Flex			

- City Boundary
- Sphere of Influence
- Major Highway/Arterial
- Railroad
- Water Body/Aqueduct

Topics To Be Addressed in the Land Use Element

Housing

Employment

Health and
Equity

Economic
Development

Community
Design

Transportation
and Active
Transportation

Education and
Medical Uses

Specific Plans

Existing Land Use Plans and Programs

- 1993 General Plan Land Use Element
- 12 Adopted Specific Plans
- Downtown Revitalization Plan
- Avenue Q Feasibility Study and Complete Streets Plan (ongoing)
- Transit-oriented Development Land Use Framework Plan
- County of Los Angeles Antelope Valley Area Plan

Land Use Feedback from Community Engagement

- Improved connections to nature; trails and open space
- More neighborhood parks
- More entertainment options
- Decrease commutes, offer more local job opportunities
- More healthcare and educational opportunities
- Better distribution of goods and services across town
- Balance rural areas and future downtown environment
- Ability to walk, bike or use transit to key destinations



Questions?

Housing Background



What is a Housing Element?

- An assessment of the City's housing needs and how best to accommodate the needs of existing and future residents
- Must be updated every 8 years and adopted by statutory deadline
- SCAG Region deadline: October 15, 2021 (with 120-day grace period)
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance
- 2021-2029 (Sixth Cycle) Housing Element

Housing Element Requirements

- Provide a variety of housing types for all income groups (*SB 1226, SB 1069, AB 2299, AB 2406, AB 68, AB 587, AB 670, AB 671, AB 881, SB 13, AB 101*)
- Assist in the development of lower and moderate-income housing (*SB 166, SB 330, SB 1397*)
- Remove constraints to housing (*SB 330, SB 35, AB 1485*)
- Conserve and improve existing housing (*ADU bills - SB 1226, SB 1069, AB 2299, AB 2406, AB 68, AB 587, AB 670, AB 671, AB 881, SB 13; Supportive housing - AB 2162; Housing homeless - AB 101*)
- Promote fair housing (*AB 686, HUD rules*)

Housing Background

- 2021 Median Income for a 4-person household in Los Angeles County is \$80,000
- 41% of households in Palmdale are of moderate or above moderate income
 - High number of renters are of lower income
 - Renters are more likely to be cost burdened (pay more than 30% income on housing)
- Nearly 80% of the City's housing units are single-family detached homes

Topics To Be Addressed in the Housing Element

Housing Options

Housing
Constraints

Fair Housing

Regional Housing
Needs

New Housing
Laws

Existing Housing Plans and Programs

- 2014 Housing Element
- Rental assistance
 - Section 8 through the Housing Authority of the County of Los Angeles
 - Tenant-Based Rental Assistance Program
- Affordable housing development, preservation, and homeownership (Consolidated Plan 2015-2019)
 - CDBG and HOME funds
 - Single family and multi-family new construction/rehabilitation, assistance for first-time homebuyers
 - Meta Housing for Artists (160 units); Wright Brothers Court (150 units)
- Palmdale's Plan to Prevent and Combat Homelessness (2018)
 - Preserve and promote development of affordable housing for homeless families and individuals

Housing Feedback from Community Engagement

- Desire for more housing types (condos, townhomes, walk-ups, etc.)
- Housing that supports all stages of life (young professionals, families, retirees, etc.)
- Desire for more housing to support the people who work in the City
- Need for a greater diversity of housing types
- Desire for more jobs to support the people who live in the City
- Recognize that the economy should expand and diversify
- Provide adequate infrastructure to support new development



Questions?

Policy Frameworks

An Interim Step

- Initial ideas for policies and goals
- Not an exhaustive list - ideas for your review and reaction
- Additional policies + measures will be included in the final Plan

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

Framework Structure

Outcomes

- | Statement describing where we want to be in 2045 as a community

Goals

- | A general expression of community values / direction

Policies + Implementation Measures

Policies: A specific statement that guides decision-making

Implementation Measures: Action, partnership, or program that carries out a policy

Performance Metrics/Targets

Used to measure progress towards implementation

Desired Land Use + Housing Outcomes

POLL

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

Land Use and Housing Performance Metrics



Jobs/Housing Balance

Relationship between total jobs located in the City and total occupied housing units



Neighborhood Amenities

Percent of homes within walking distance of commercial retail and daily services (20 minutes or less)



New Station Area Community

Number of housing units built in the Palmdale Transit Area Specific Plan



Employment-Generating Land Uses

Net new square footage of industrial, film, and office use

Land Use Goals Overview

Complete Neighborhoods	Reconceive Antelope Valley Mall	Activated Palmdale Boulevard
Improved Economy with more jobs through Industrial/Office Uses	Urban Core Infill	Educational Districts
Health and Wellness Districts	Plant 42 Buffer	Village Centers
Maintain Rural Character	Improved Connectivity in Existing Neighborhoods	Range of Housing Opportunities/Types

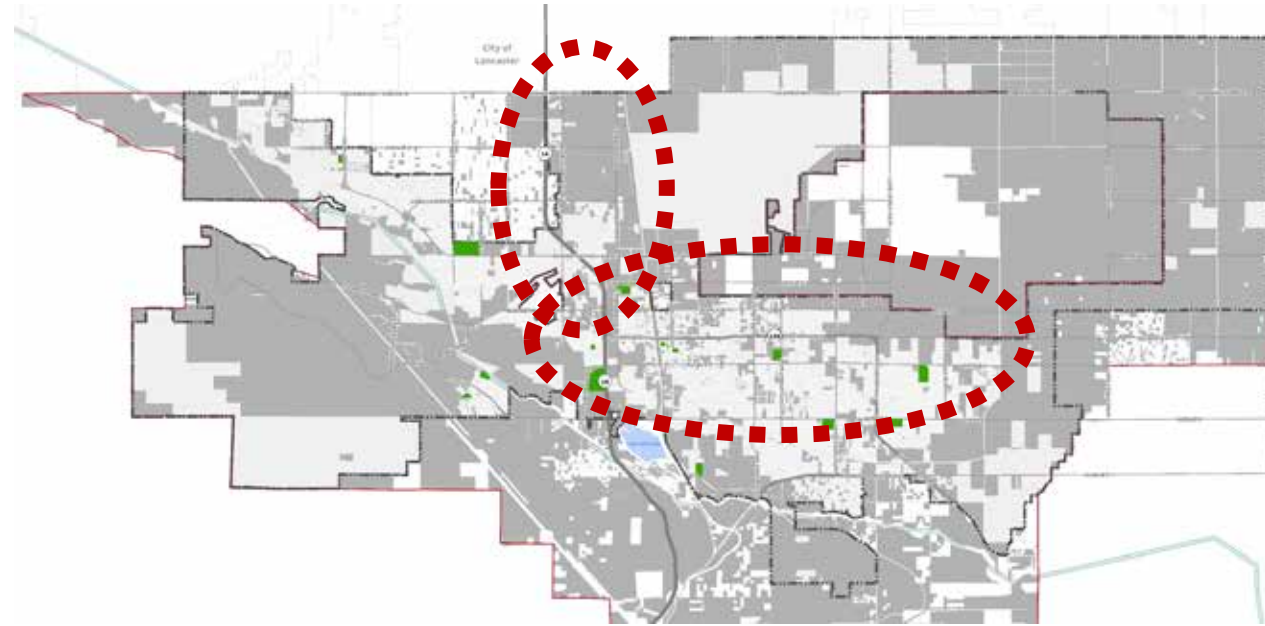
Complete Neighborhoods

- Facilitate 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**, including schools, libraries, utilities, and recreational spaces
- Ensure Specific Plans are implemented with **timely construction of neighborhood and/or community parks**
- Establish neighborhood **services in new Village Centers** when developing Specific Plan areas
- **Promote opportunities for childcare and pre-K facilities** in Village Centers and encourage these uses in the Educational Flex designation
- **Improve walk, bike, and transit** travel within existing neighborhoods
- Use grid-like or modified **grid street networks** (except where topography necessitates another layout)



Urban Core Infill

- Direct future growth to areas closer to the **center of the city**
- Establish standards to **protect** residents, property, and infrastructure systems **from damage from environmental constraints or hazards** such as wildfire or flooding
- Provide **incentives** for development that is close to existing residents and municipal services/utilities
- Encourage development proposals for in 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



Village Centers

- Support a network of vibrant **mixed-use activity centers** located throughout the City to create 20-minute “complete” neighborhoods
- Provide a mix of residential **uses and daily goods and services** within the Village Centers 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** such as publicly accessible plazas or courtyards
- Create **appropriate transitions** to existing residential neighborhoods
- Improve **walk, bike, and transit access** to Village Centers, by connecting to the larger pedestrian and bicycle networks



Education, Health, and Wellness

Education

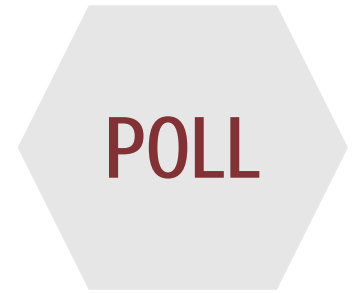
- Attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses, along with supporting uses in a campus-like setting, prioritizing pedestrian and bicycle mobility and providing public open spaces
- Encourage the formation of two education districts:
 - Near Antelope Valley Community College and Palmdale High School (Palmdale Boulevard and 25th Street East); and,
 - North of Palmdale Boulevard and west of 47th Street East
- Allow supportive retail, offices, and housing



Health and Wellness

- Allow and encourage a mix of public and private medical, health, and wellness uses
- Expand upon the existing Palmdale Regional Medical Center (Palmdale Boulevard and 10th Street West)
- Create two new health and wellness districts:
 - Along Palmdale Boulevard and 40th/45th Streets East
 - Adjacent to Kaiser Permanente (East Avenue S and 45th Street East)

Land Use Goals Recap



Complete Neighborhoods	Reconceive Antelope Valley Mall	Activated Palmdale Blvd.
Improved Economy with more jobs through Industrial/Office Uses	Urban Core Infill	Educational Districts
Health and Wellness Districts	Plant 42 Buffer	Village Centers
Maintain Rural Character	Improved Connectivity in Existing Neighborhoods	Range of Housing Opportunities/Types

Housing Goals Overview

Promote a Variety of Housing

Facilitate Housing for Special Needs Households

Mitigate Local Government Constraints

Promote Equal Housing for All

Preserve and Improve Existing Affordable Housing

Address Needs of Homeless Persons

Increase Handicapped Access

Promote Neighborhood Versatility

Promote a Variety of Housing

- Encourage a **variety of housing types** such as 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
- Encourage the production of **housing for all segments of the City's population**, including all income levels and those with special needs

Legislation to be addressed:

- Update of ADU Ordinance
- Update of Density Bonus Ordinance



Facilitate Housing for Special Needs Households

- 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**

Legislation to be addressed:

- Amend the Zoning Ordinance as necessary to comply with State Laws on special needs households



Mitigate Local Government Constraints

- 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

Legislation to be addressed:

- Amend the Zoning Ordinance as necessary

Promote Equal Housing for All

- Ensure that mixed income housing is focused in areas that have **access to transit and resources**, specifically in **Residential Neighborhoods designated RN2 and above** and all the Mixed-Use Districts
- **Provide fair housing services** that include public information, counseling and investigation

Legislation to be addressed:

- Address fair housing issues through actions as required by the new AFFH guidelines (SB 686)



New and Updated Housing Element Programs

- **Fair Housing (SB 686)**

- Fair Housing issues identified as a part of the new Affirmatively Furthering Fair Housing requirement must be addressed by meaningful City actions that focus on:
 - Education and enforcement, anti-displacement, new opportunities, mobility, and place-based strategies for neighborhood improvements

- **By-Right Approval of Projects with 20% Affordable Units**

- General Plan Land Use Policy will be adopted after October 15, 2021 (statutory deadline of Housing Element update)
- Sites to be redesignated/rezoned for housing for lower income RHNA subject to by-right approval if projects include 20% affordable units for lower income

New and Updated Housing Element Programs

- **Affordable Housing and Housing for Special Needs Groups**
 - Zoning Ordinance amendments to address housing options for special needs groups pursuant to new State Laws
 - Emergency Shelters – parking based on staff level
 - Low Barrier Navigation Center – housing for the homeless while waiting to be transitioned to permanent housing
 - Affordable Housing Streamlined Approval – SB 35 processing

Housing Goals Recap

POLL

Promote a Variety of Housing

Facilitate Housing for Special Needs Households

Mitigate Local Government Constraints

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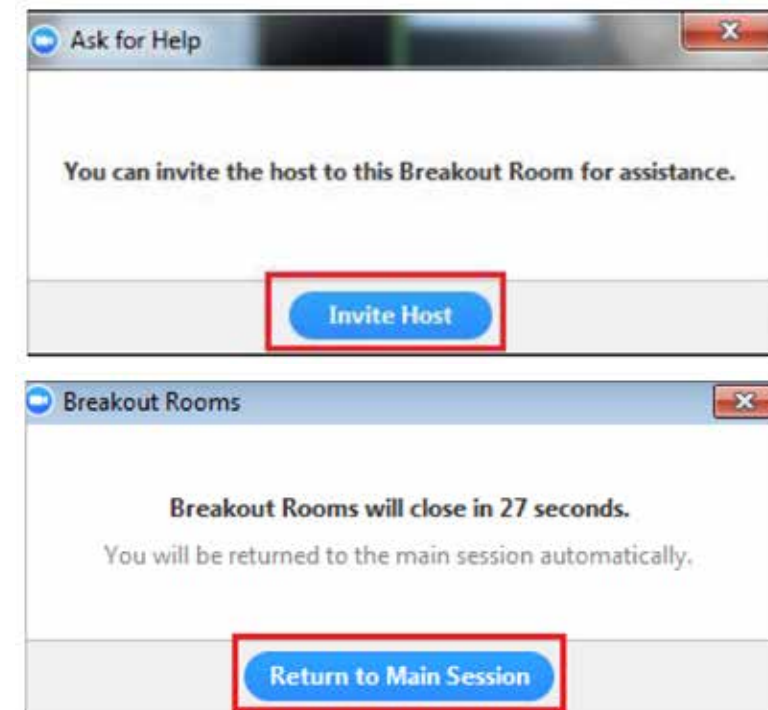
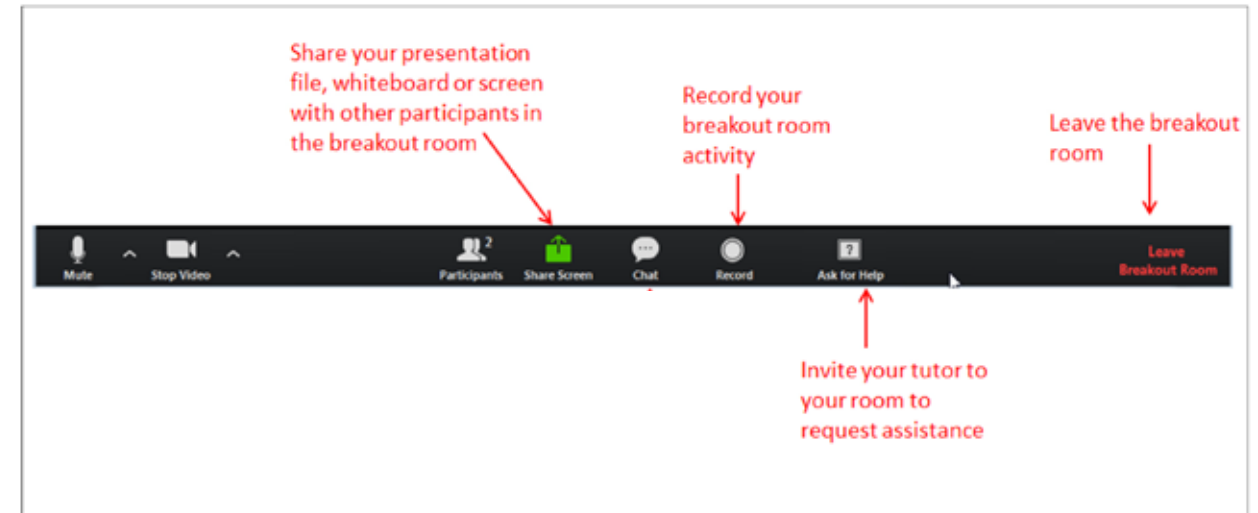


Questions?

Discussion

Breakout Rooms

- Breakout rooms allow **participation from more people** during a large meeting
- The meeting “host” will invite you and may set a timer, broadcast announcements, or pop-in to help
- “Participant” controls looks very similar to those in main session
- Brief disconnection then reconnected into the new breakout room



Small Group Instructions

- Introductions
- Questions for clarification
- Discuss each question (5-15 min each)
 - Are there any outcomes we should consider?
 - Are there any policy ideas that we should consider?
 - Of the policy ideas, which resonate the most?
 - Is there anything else you'd like to share about these topics?
- Consensus is NOT required
- Facilitator will record all comments

Report Back

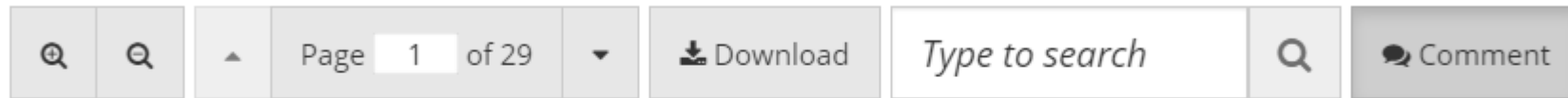
Public Comment


You can also email generalplan@cityofpalmdale.org

Next Steps

Ongoing Feedback

Policy Frameworks will be available on the website to provide direct feedback



Click anywhere in the document to add a comment. Select a  bubble to view comments.



§ Zoom In and Out



§ Turn pages

§ Search words

§ Comment

Policy Framework - Comments

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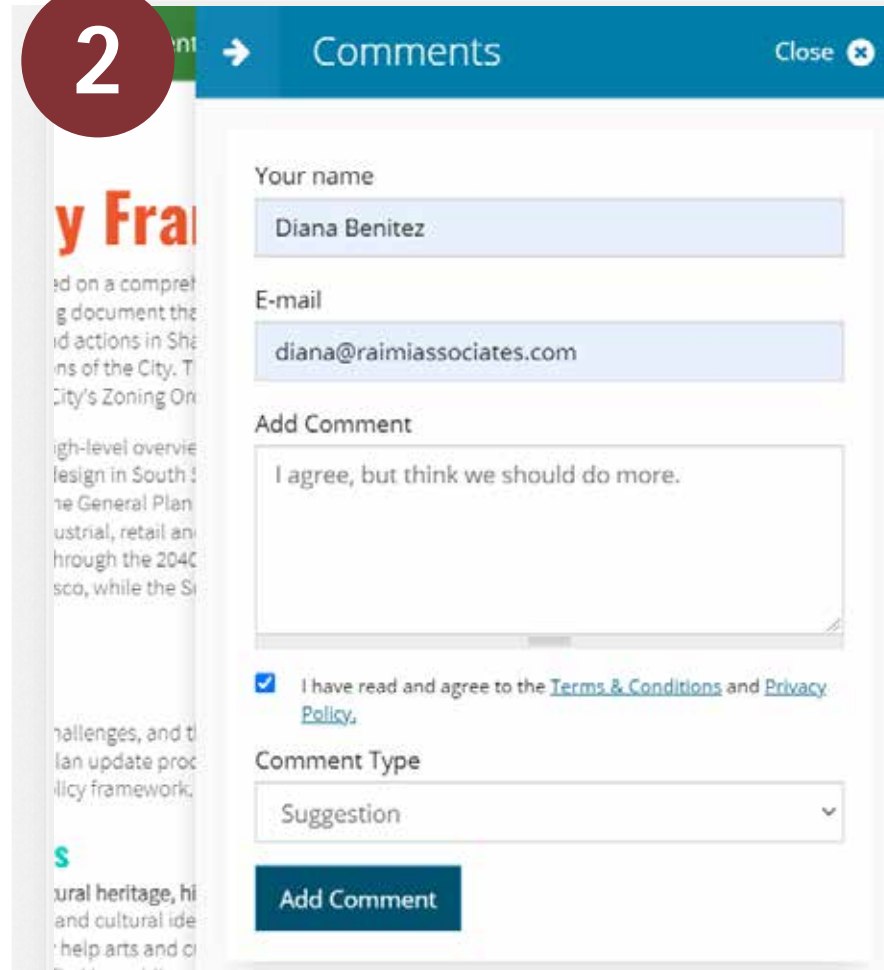
Click anywhere in the document to add a comment. Select a  bubble to view comments. 


1. **Click** anywhere to add a comment

2. **Add** name, email, comments type and comment

3. **Interact** with other survey participants by like/dislike and replying to comments

2



Comments Close 

Your name
Diana Benitez

E-mail
diana@raimiassociates.com

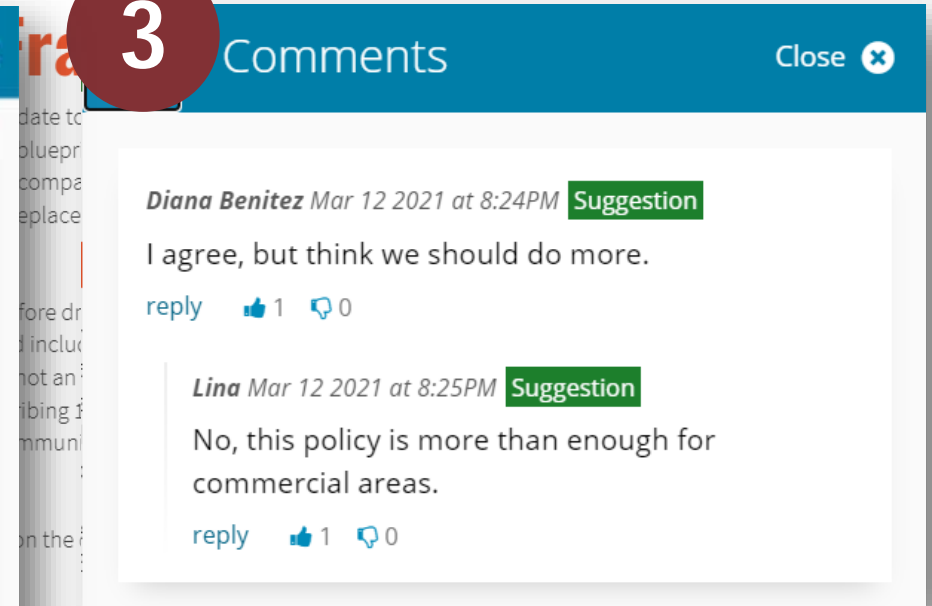
Add Comment
I agree, but think we should do more.


I have read and agree to the [Terms & Conditions](#) and [Privacy Policy](#).



Comment Type
Suggestion



Add Comment

3



Comments Close 

Diana Benitez Mar 12 2021 at 8:24PM **Suggestion**
I agree, but think we should do more.
reply  1  0

Lina Mar 12 2021 at 8:25PM **Suggestion**
No, this policy is more than enough for commercial areas.
reply  1  0

Upcoming Policy Framework Meetings

All Meetings will be virtual from 6:30-8:30 pm

- **Wednesday, July 28th** *Land use, mobility, and housing – Part 2*
- **Thursday, August 5th** *Economic development and military readiness*
- **Wednesday, August 11th** *Health, environmental justice, equity, parks + public facilities*

Upcoming Events and Next Steps



Thank you!

City of Palmdale

Phone

661-267-5200

Email

generalplan@cityofpalmdale.org