

Envision
PALMDALE 2045

General Plan Advisory Committee Meeting #4

December 11, 2019, 6:30 pm – 8:30 pm

Call to Order

- Pledge of Allegiance
- Approval of GPAC #3 Meeting notes



Meeting Objectives

- Overview of 1993 General Plan issues and opportunities
- Refine draft vision and guiding principles for the General Plan Update
- Provide an overview of housing existing conditions in Palmdale
- Identify potential areas of change and stability in Palmdale

OVERVIEW OF 1993 GENERAL PLAN ISSUES & OPPORTUNITIES

1993 General Plan Issues and Opportunities

- Provision of **adequate land** in various use designations and development of policies to promote a **stable and diversified economic base**.
- **Buffering** of incompatible land uses.
- **Revitalization** of the historic downtown.
- Protection of **sensitive ecological areas**.
- Development of a **community identity**.
- Maintenance of a **high quality of development**.
- Provision of **adequate infrastructure** to support new development.
- **Preservation of viewsheds and open space**.

Palmdale 2045 Issues and Opportunities

Issues similar to 1993 General Plan	Additional (New) Issues
Create more job opportunities	Pedestrian friendly environment
Diversify local business industries to weather booms and busts	Maintain local shops
Palmdale Regional Airport	Improve the appearance of Palmdale Boulevard
Create a sense of place or Downtown in Palmdale	Provide transportation options
Increased entertainment or shopping opportunities	Offer housing diversity
Address crime & safety concerns	Address homelessness
Walking Paths/Trails	Offer higher education opportunities, Four-year University
Parks and Open Space	Provide more activities for youth
Parks/Recreation	Invest in school facilities
Public Services (Water, Fire, Police)	Maintain youth population as they age
Safe and tranquil place to live	Community beautification & improved reputation
Small town feel	Public gathering places like a downtown or plaza

VISION THEMES AND GUIDING PRINCIPLES

What is a Vision/Guiding Principle?

- ***Vision Statement/Themes***

- Paints a picture of what Palmdale will be like in the future
- Captures key values and aspirations
- Foundation for more specific policies and actions

- ***Guiding Principles***

- Flow out of the vision statement/themes
- Provide a framework to guide future decision-making
- Provide an anchor or reference point when considering policy trade-offs

Revised Vision Themes

Nine Major Vision Themes

1. A unified and welcoming community that we are proud to live in
2. Active and vibrant downtown
3. Safe, healthy place to live and work
4. Diverse and high-quality job options
5. Diverse and resilient local economy
6. Housing options for residents at different stages of life and ability
7. High quality and accessible educational opportunities
8. Palmdale's beautiful natural setting
9. Forefront of transportation innovations

Revised Draft Guiding Principles

Vision Theme 1. 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

Vision Theme 2. 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
- Consider displacement issues

Revised Draft Guiding Principles, Cont.

Vision Theme 3. Safe, healthy place to live and work

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

Revised Draft Guiding Principles, Cont.

Vision Theme 4. 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

Vision Theme 5. Diverse and resilient local economy

- Retain and support aerospace industry presence in Palmdale
- 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

Revised Draft Guiding Principles, Cont.

Vision Theme 6. 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
- Connect new development to public transit and open space or public parks
- Maintain city's quiet and safe neighborhoods
- Maintain rural and semi-rural neighborhoods in Palmdale

Vision Theme 7. 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

Revised Draft Guiding Principles, Cont.

Vision Theme 8. 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 and to meet the needs of current and future residents
- Preserve existing mountain views
- Preserve access to a dark night sky
- Maintain high air quality

Vision Theme 9. 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

Discussion

- Is anything missing from the vision themes or guiding principles?
- Is there anything you want to change?

HOUSING

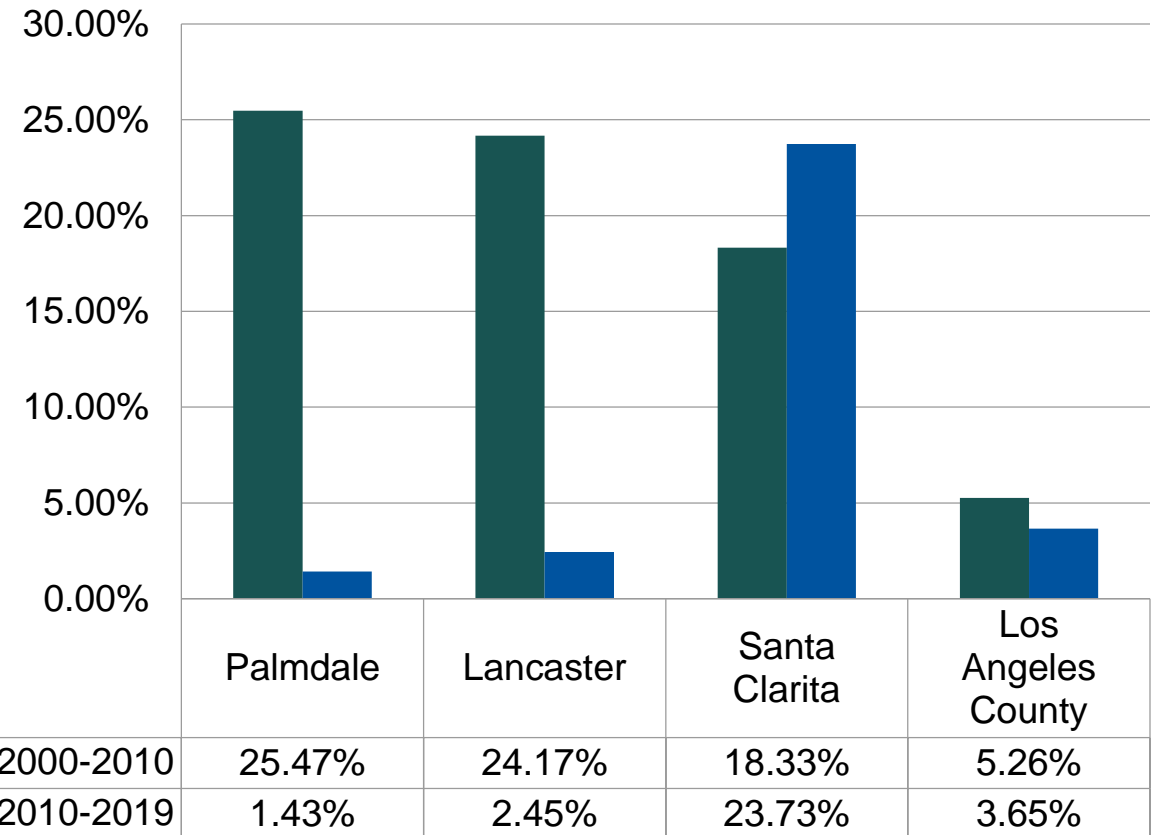
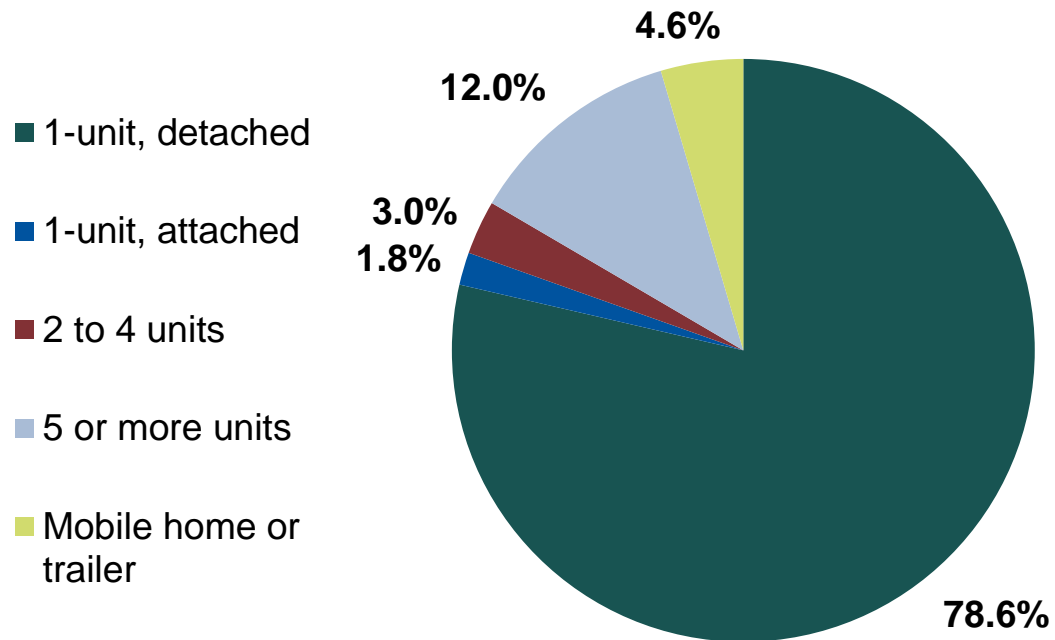


The State of Housing: PALMDALE TODAY



Housing Stock and Growth

Current housing stock: 47,210 units



Sources: Census 2000, State Department of Finance Population and Housing Estimates, 2010 and 2019

Household Income Distribution

- For housing policy and program purposes, State establishes five income groups:
 - Extremely Low Income (0-30% Area Median Income or AMI)
 - Very Low Income (31-50% AMI)
 - Low Income (51-80% AMI)
 - Moderate Income (81-120% AMI)
 - Above Moderate Income (above 120% AMI)
- Workforce housing – not legally defined, but typically includes households up to 150% AMI
 - Townhomes, condos, and apartments

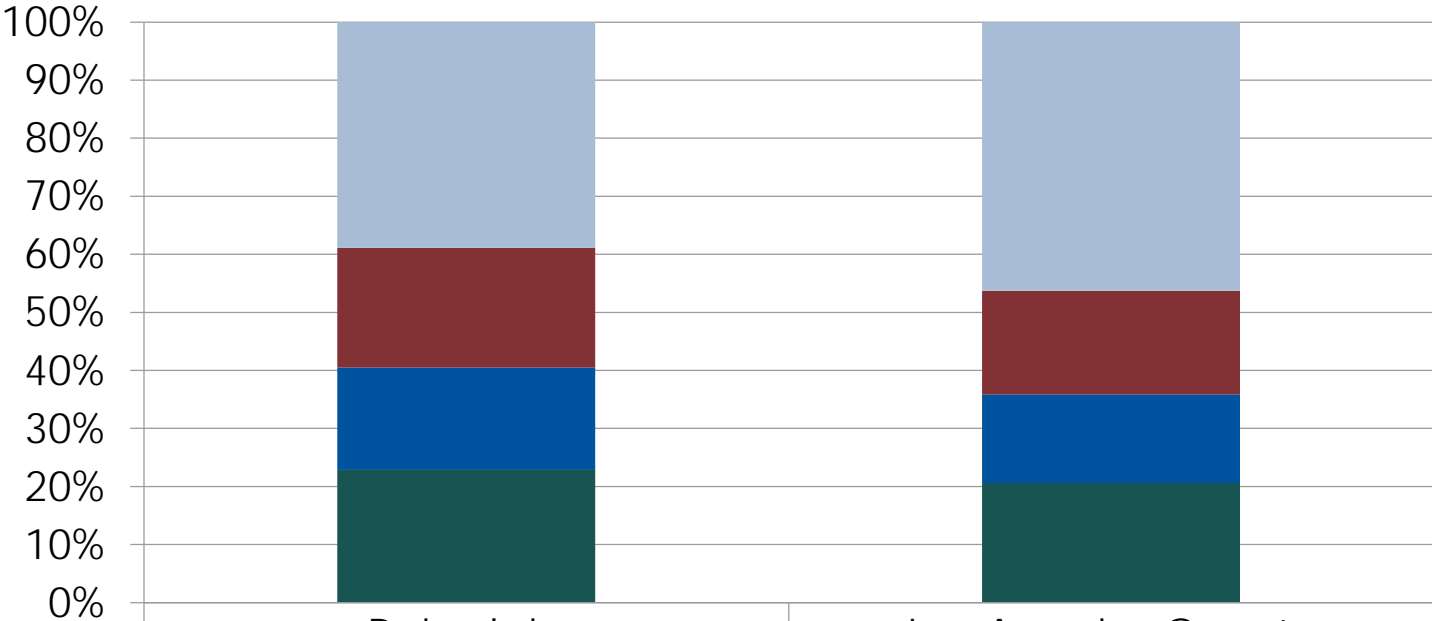
Household Income by Household Size (2019)

Income Group	1-Person	2-Person	3-Person	4-Person	5-Person
Extremely Low (0-30% AMI)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850
Very Low (30-50% AMI)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400
Low (51-80% AMI)	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200
Median (100% AMI)	\$51,150	\$58,500	\$65,800	\$73,100	\$78,950
Moderate (81-120% AMI)	\$61,400	\$70,150	\$78,950	\$87,700	\$94,700

Sources: California Department of Housing and Community Development, as of May 2019.

Household Income Distribution

Household Income Distribution

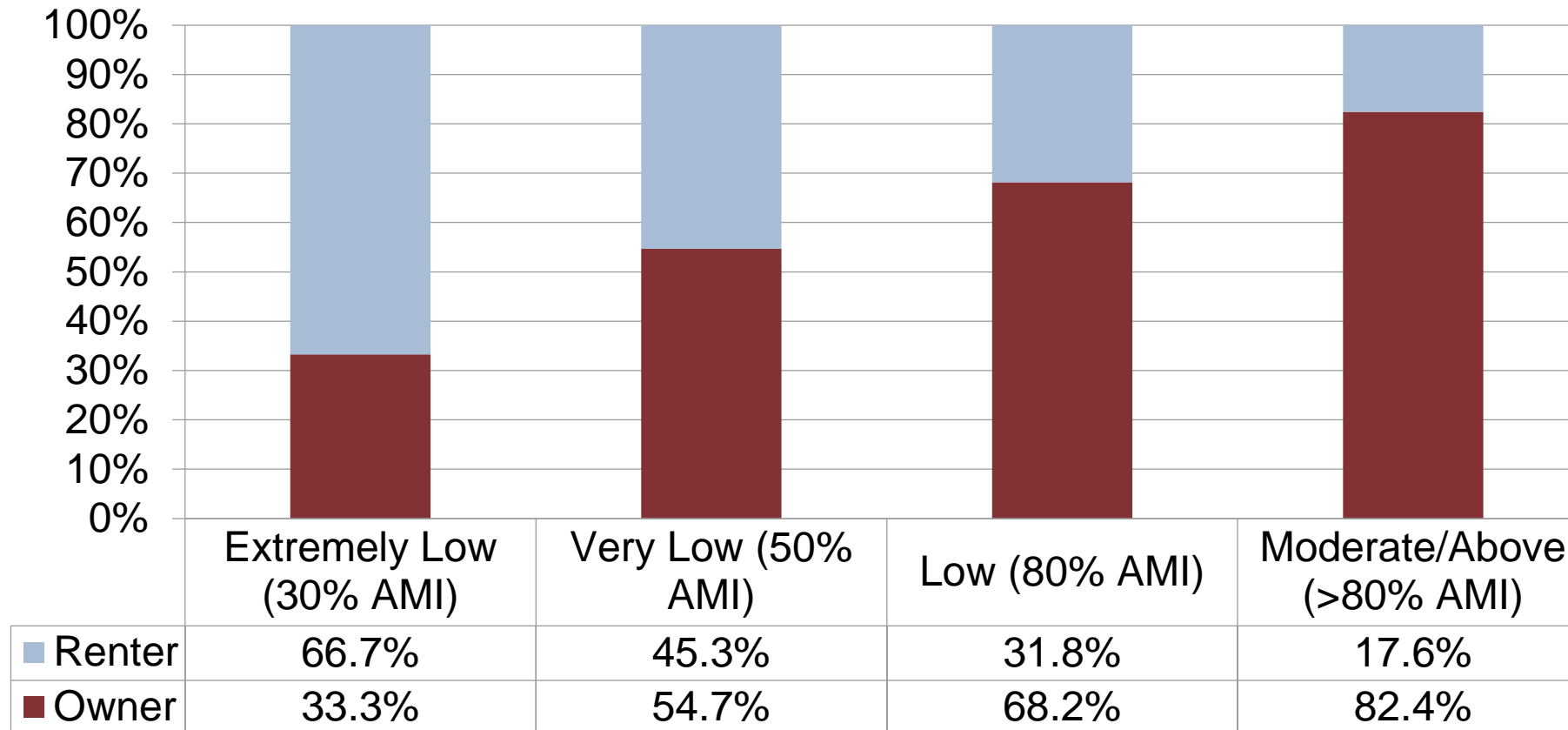


	Palmdale	Los Angeles County
■ Moderate/Above (>80% AMI)	38.9%	46.3%
■ Low (80% AMI)	20.6%	17.9%
■ Very Low (50% AMI)	17.7%	15.3%
■ Extremely Low (30% AMI)	22.9%	20.6%

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016

Household Income Distribution

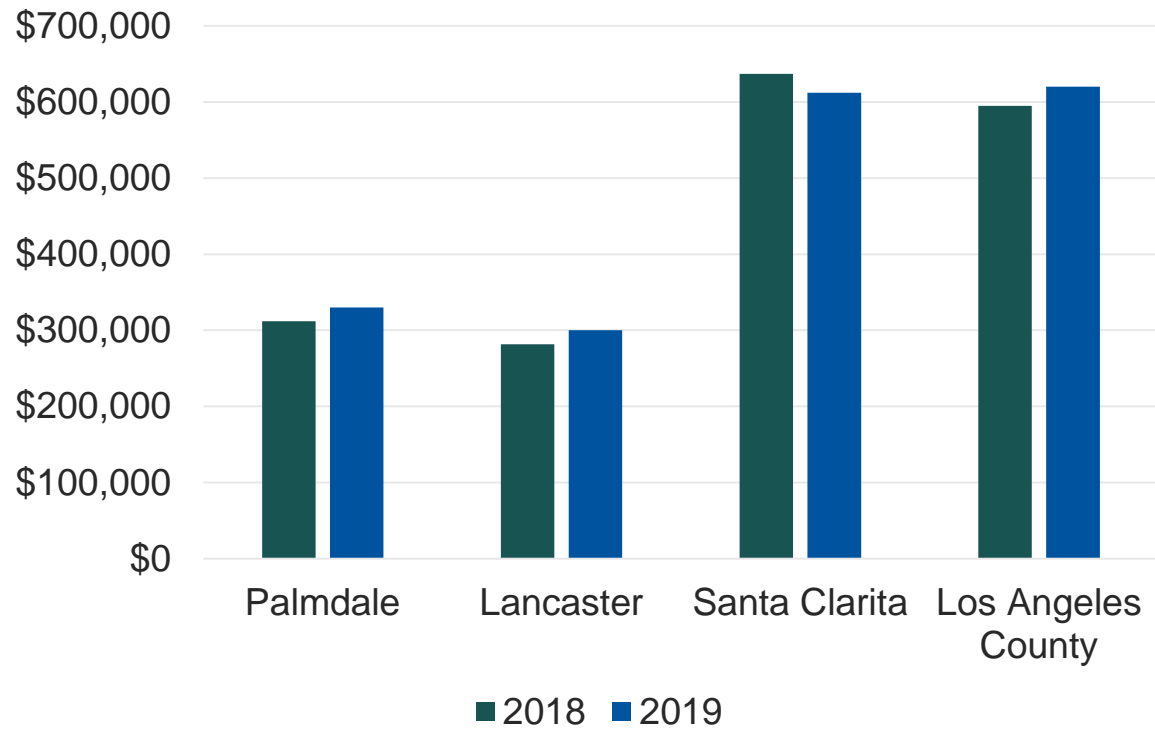
Household Income Distribution by Tenure



Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016

Housing Costs

Median Home Price (2018-2019)



Average Rent by Unit Size (2019)

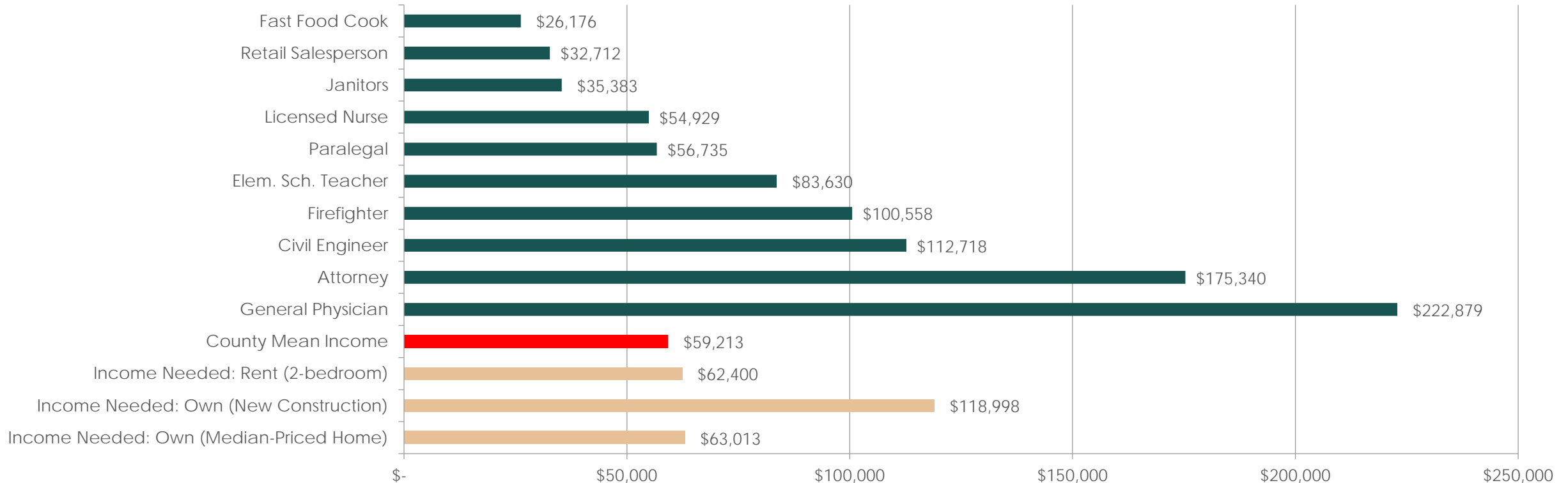
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms
Apartment	\$1,150	\$1,057	\$1,300	\$2,120
Single-Family Home	0	\$995	\$1,300	\$2,031

Source: www.Zillow.com, accessed February 28, 2019.

Source: CoreLogic, California Home Sale Activity by City, October 2019

Housing Affordability

Income Needed for Median Priced Home/Rent vs. Mean Salary by Occupation

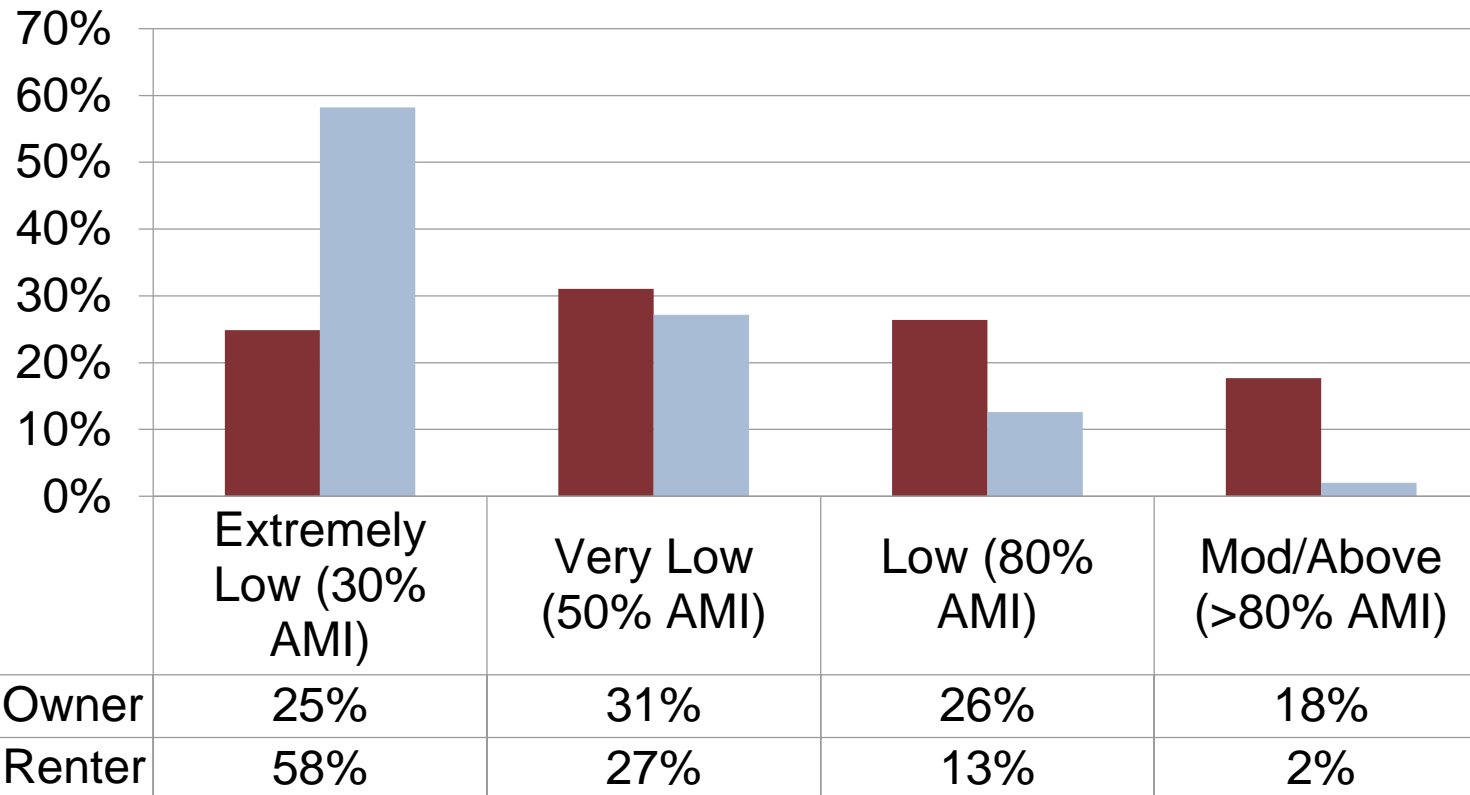


Source: Bureau of Labor Statistics, Wage by Occupation, Los Angeles County, May 2018.

Housing Cost Burden

Housing Cost Burden by Tenure

Cost Burden = Household paying more than 30% income on housing



Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016

City Affordable Housing Efforts

- 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

New Housing Laws



New Laws and Sacramento Policy Direction

New laws focus on facilitating production of new housing:

- Remove constraints for development
 - Reduce fees, relax development standards (2019: SB 330)
 - Streamline processing procedures - by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
 - Objective standards for site plan and design reviews (2019: SB 330)
- Increase capacity
 - Increase areas/density zoned for residential uses (2017: SB 166, 2019: SB 330)
 - Identify areas with realistic potential (SB 166, AB 1397)
- Expand housing options
 - Accessory Dwelling Units (2018:SB 1226; 2017: SB 1069, AB 2299, AB 2406; 2019: AB 68, AB 587, AB 670, AB 671, AB 881, SB 13)
 - Supportive housing for persons with disabilities (2019: AB 2162)
 - Housing for the homeless (2019: AB 101)

Consequence of Noncompliance

Risk of litigation

- HCD monitoring non-compliant jurisdictions
- Huntington Beach sued by AG for continued inaction
- Pomona and San Clemente sued by nonprofits

Ineligibility for State grants

- SB 2 grant
- Housing Trust Funds
- Other infrastructure/transportation funds being considered

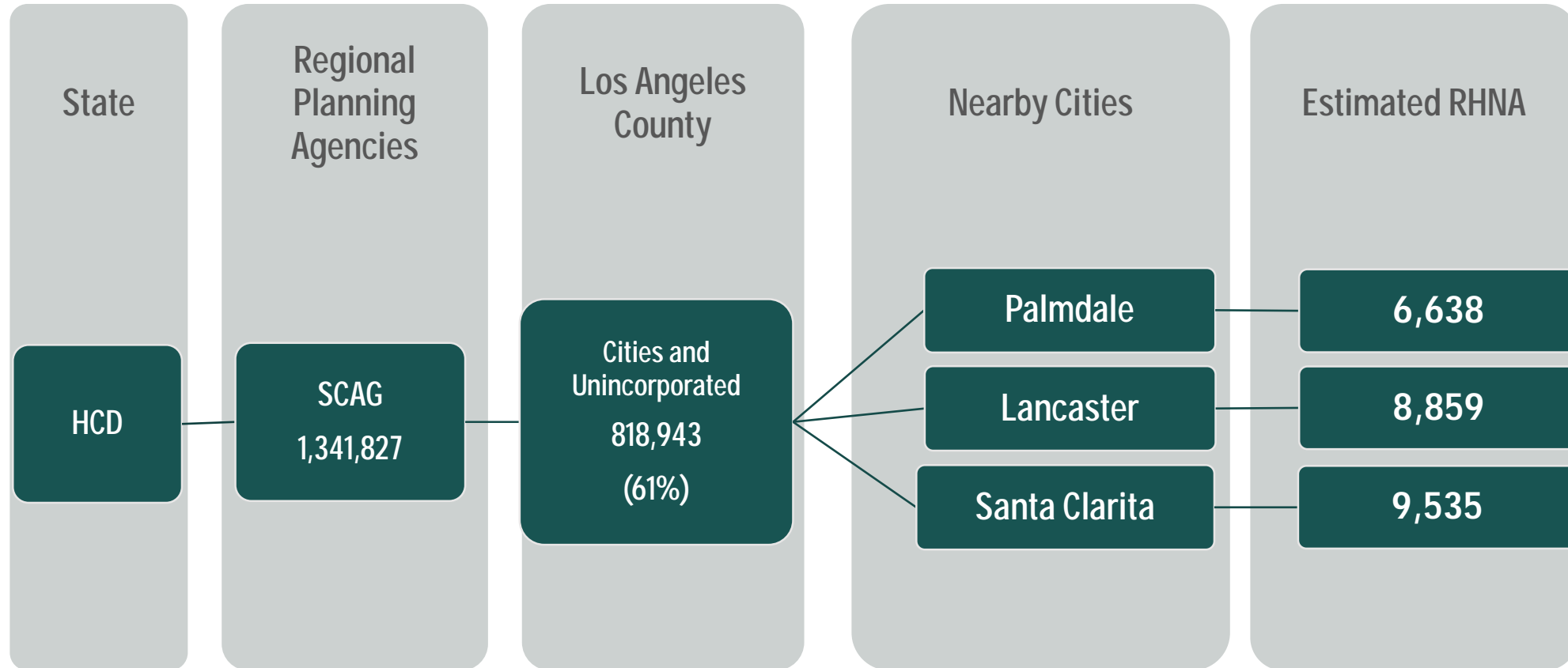
Housing Element Update



Housing Element Requirements

- Provide a variety of housing types of all income groups
- Assist in the development of lower and moderate-income housing
- Remove constraints to housing
- Conserve and improve existing housing
- Promote fair housing

Regional Housing Needs Allocation (RHNA) – 2021-2029



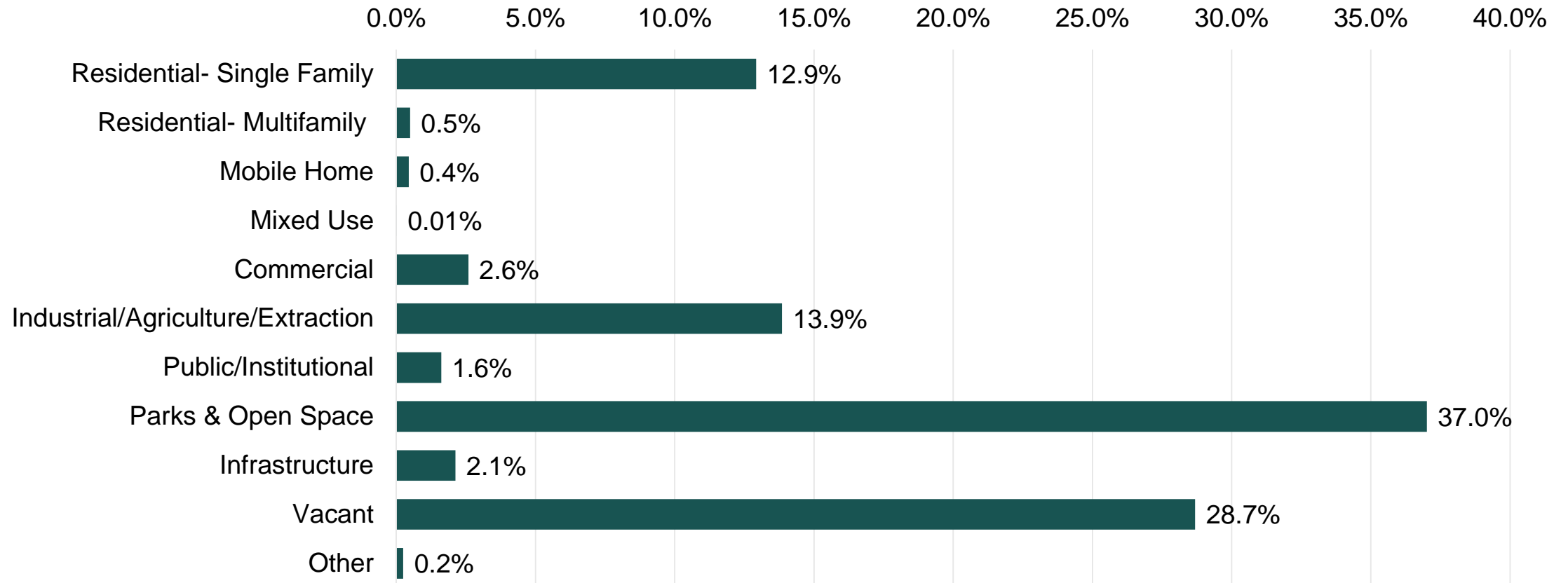
Income Distribution of RHNA

Income Group	RHNA	Percent
Very Low Income (50% AMI)	1,777	26.8%
Low Income (80% AMI)	935	14.1%
Moderate Income (120% AMI)	1,004	15.1%
Above Moderate Income (>120% AMI)	2,922	44.0%
Total	6,638	100.0%

RHNA Requirements

- Jurisdictions must plan for their allocation of housing units per RHNA
- Sites with appropriate density and development standards (at least 30 du/ac for lower income units)
 - 2,712 very low and low income units
- Vacant and underutilized sites with near-term development potential
- Development process and fees that do not constrain housing development

Existing Land Use Distribution



Total Acres: 63,906

Benefits of a Diverse Housing Stock

- **Current housing stock primarily single-family**
 - Over 80% detached and attached
 - Rental housing in high demand and unaffordable
- **Demographic shifts**
 - Decreased number/proportion of children
 - Increased single households
 - Increased seniors living alone
- **Diversify housing stock to:**
 - Allow seniors to age in place
 - Attract young families with children with affordable options
 - Provide housing options for young professionals, such as workers in the aerospace industry

Density and Housing Type



34 du/ac

44 du/ac

64 du/ac

Acres Needed for 2,712 Lower Income Units

80

62

43

Understanding Density and Intensity

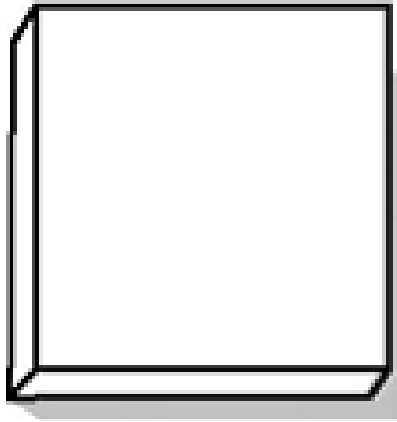


Understanding Density and Intensity

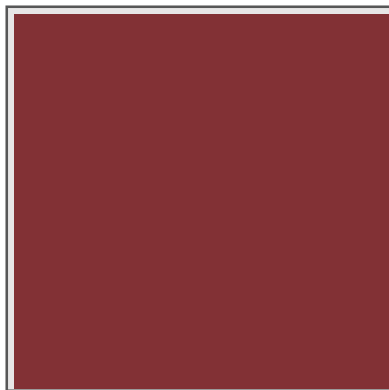
Density or intensity is the **amount of development** within a given area

- **Residential uses** are generally calculated as **dwelling units** per acre (du/ac).
- **Commercial or mixed uses** are generally calculated as **Floor Area Ratio (FAR)** or the area of all buildings on a lot divided by the total square footage of the lot.

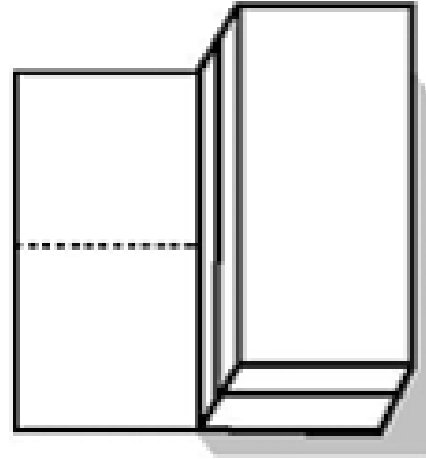
Floor Area Ratio



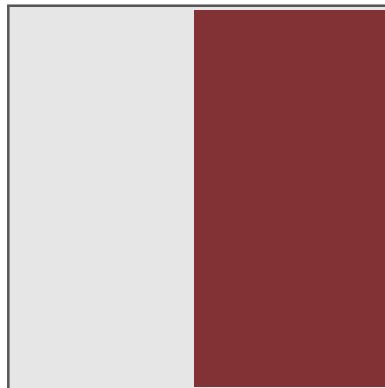
100% of site covered by 1-story bldg.



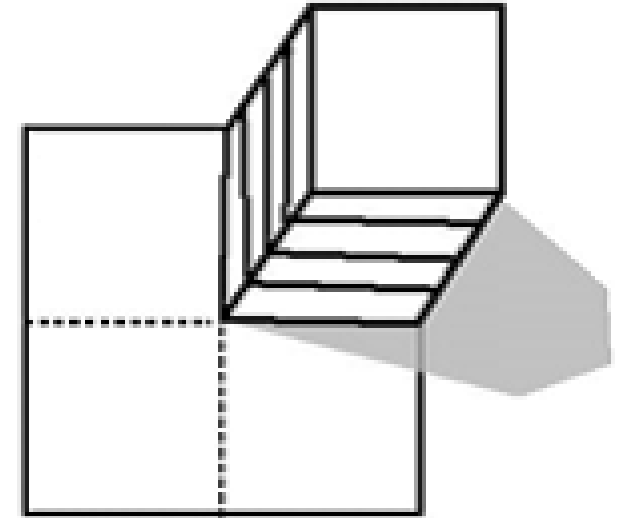
FAR = 1.0



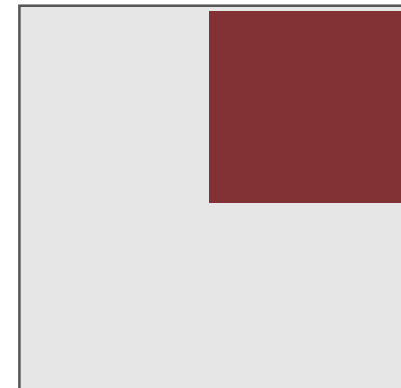
50% of site covered by 2-story bldg.



FAR = 1.0



25% of site covered by 4-story bldg.



FAR = 1.0

Housing Type and Density

- **Single family residential uses** are typically calculated as **housing units per acre** (du/ac)



Single family Lots
4 du/acre



Cottage Cluster
8 du/acre



Rowhouses
14 du/acre

Housing Type and Density

Multifamily residential may be measured as du/acre or FAR



Rowhouses
18 du/acre, 1.0 FAR



Townhouses
34 du/acre, 2.0 FAR



Stacked Flats
66 du/acre, 3.0 FAR

Housing Type and Density

Multifamily residential may be measured as du/acre or FAR

Building size depends on both number of units and size of units

Example:

Parcel size: One-acre

Building size: 48,000 SF

40 units and average unit size of 1,200 SF = **40 du/acre** or 1.1 FAR

48 units and average unit size of 1,000 SF = **48 du/acre** or 1.1 FAR

64 units and average unit size of 750 SF = **64 du/acre** or 1.1 FAR



Discussion

- What key housing policy areas should the City focus on?
- Should the City consider a more diverse mix of uses? If so, should the General Plan include targets for type of housing or density?
- What strategies should the City use to pursue more affordable housing?

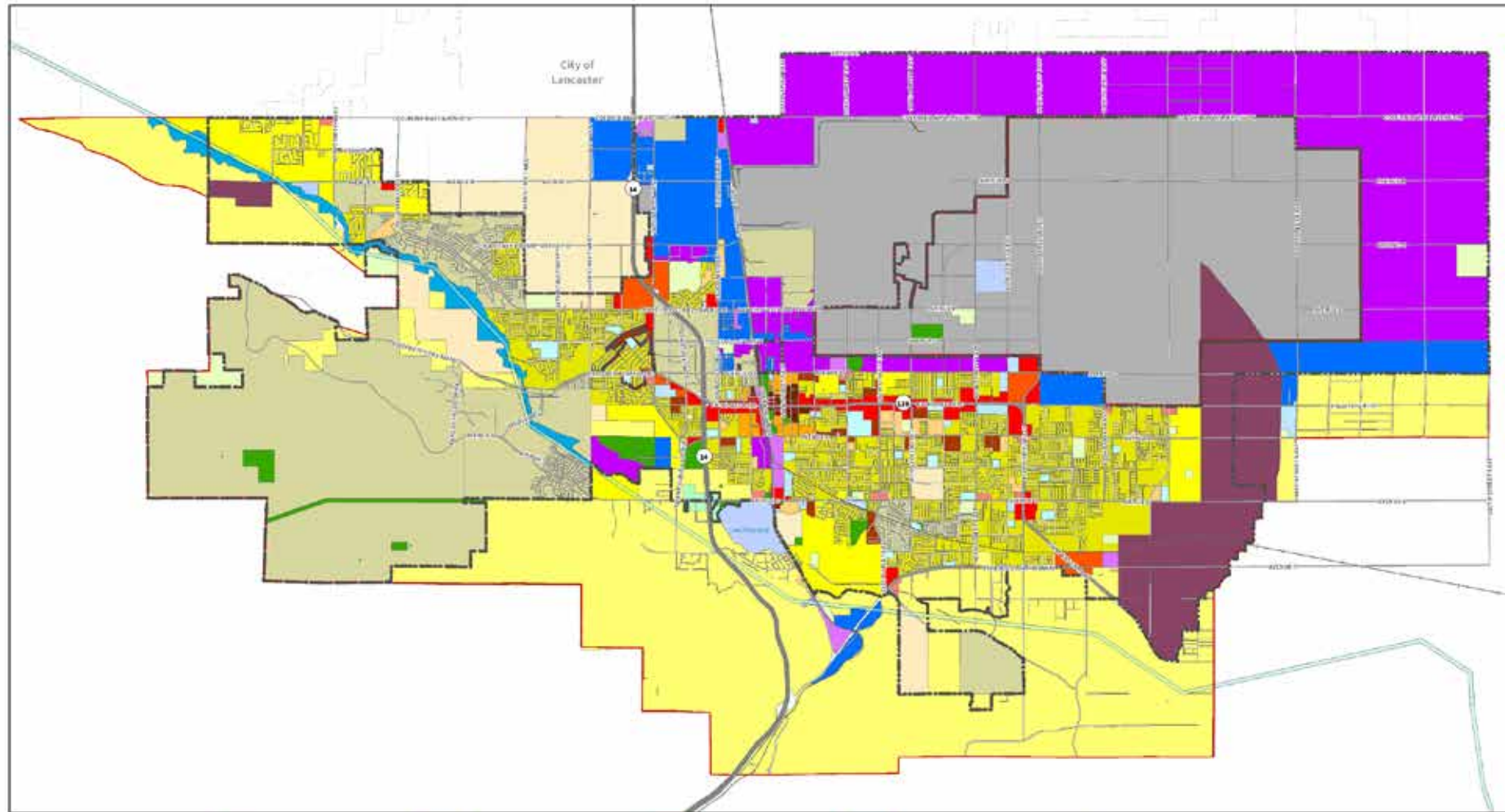


AREAS OF STABILITY AND CHANGE

Direction from Phase 1 Engagement Process

- **Open space, parks & views** to the natural environment are important
- 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

Current General Plan



General Plan

- City Boundary
- Sphere of influence
- California Aqueduct
- Major Highway/Arterial
- Railroad

- Equestrian Residential (ER)
- Single Family Residential 1 (SFR-1)
- Single Family Residential 2 (SFR-2)
- Single Family Residential 3 (SFR-3)
- Low Density Residential (LDR)
- Medium Residential (MR)
- Medium High Density Residential (MHDR)
- Multifamily Residential (MFR)
- High Density Residential (HDR)
- Special Development (SD)

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Downtown Commercial (DC)
- Specific Plan Area

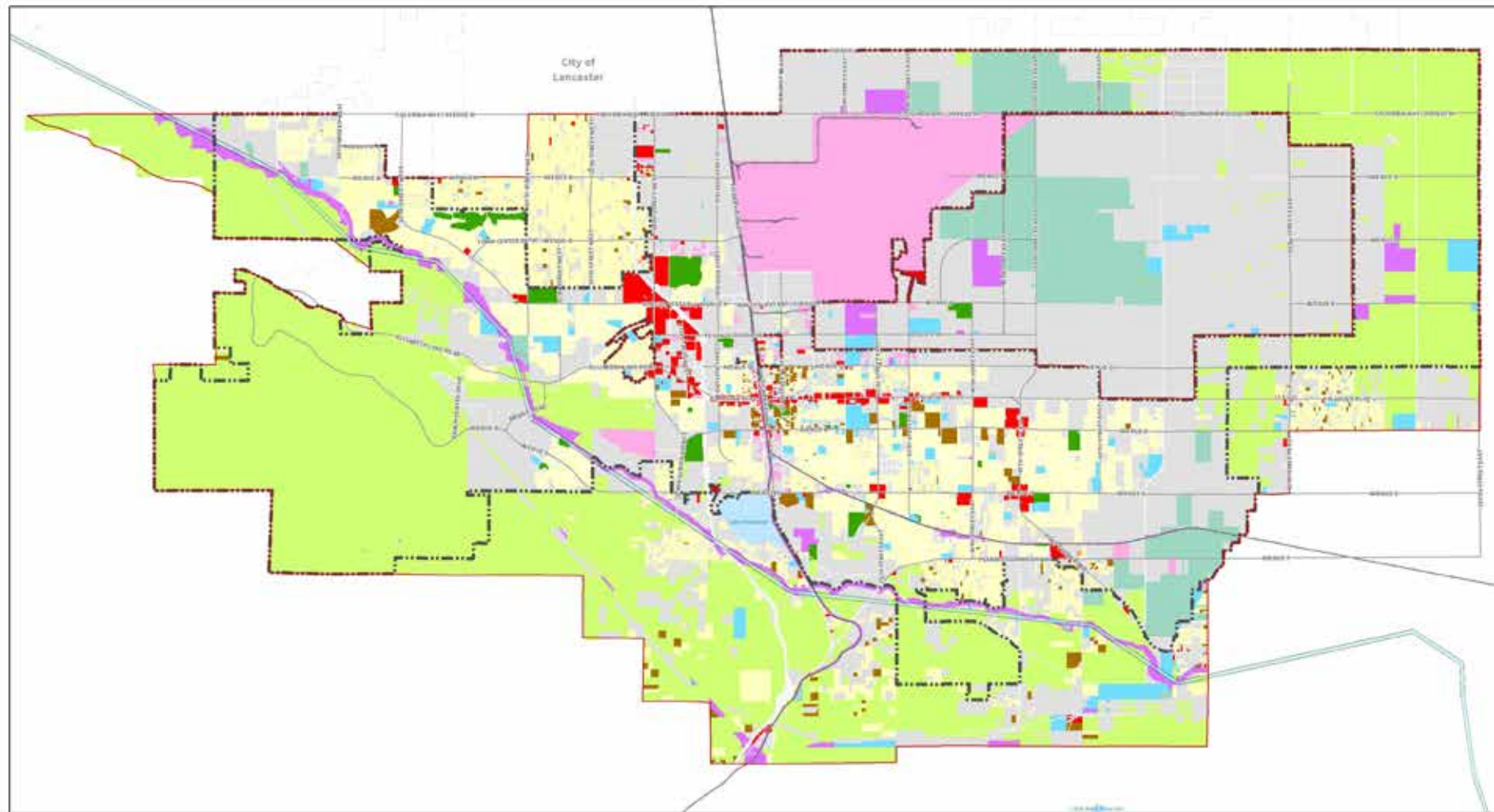
- Business Park (BP)
- Office Commercial (OC)
- Mineral Resource Extraction (MRE)
- Industrial (IND)
- Commercial Manufacturing (CM)

- Open Space (OS)
- Park/Public Facility (PF)
- Public Facility-School (PF-S)
- Public Facility-Treatment Plant (PF-TP)
- California Aqueduct
- Airport and Related Uses (AR)

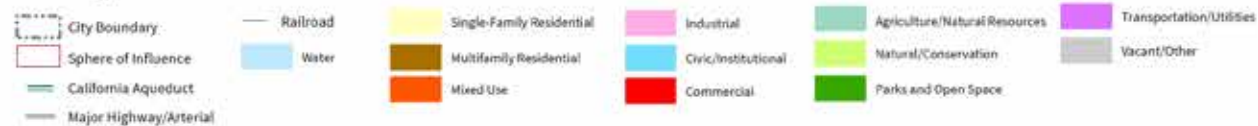


Map sources: City of Lancaster; US data: World
 Terrain Base; 301121R; 11/30/2006
 Prepared by: RHP/PA Associates
 March 2022

Existing Land Use

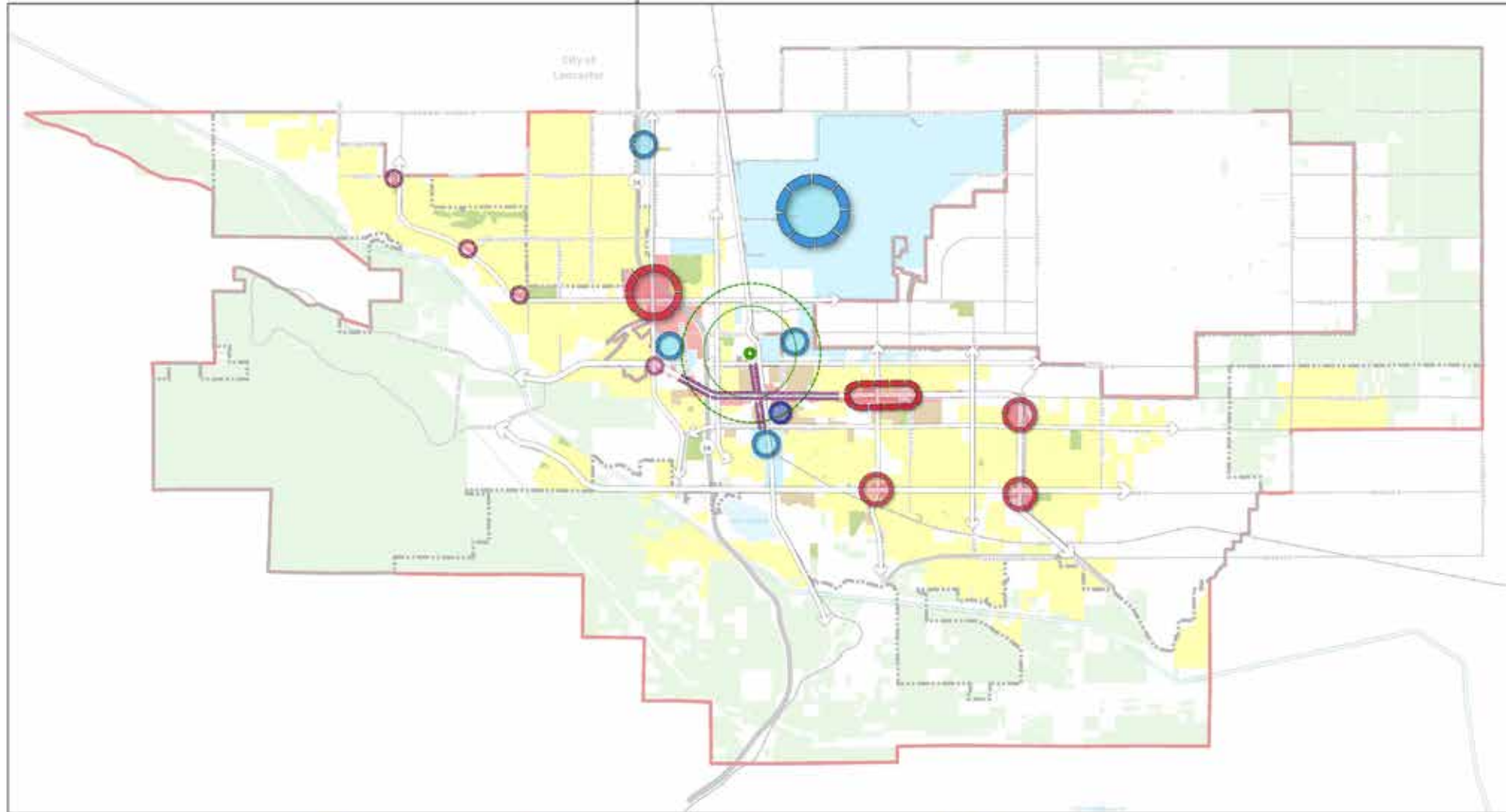


Existing Land Use



Data Source: City of Palmdale GIS and World
Terrain Data: 2011 SRTM USGS, NOAA
Produced by Esri + Associates
March 2009

Activity Centers



City Boundary	Railroad	Single Family Residential	Employment	Regional Commercial Center	1/2 and 1-mile Distance from Station
Sphere of Influence	Water	Multifamily Residential	Natural/Conservation	Neighborhood Commercial Center	
California Aqueduct		Commercial	Parks and Open Space	Employment Center	
Major Highway/Arterial				Public/Civic Center	

Data Sources: City of Palmdale GIS data, World Terrain Base, 2013 ESRI, 1:905, NOAA.
Produced by Rainiri + Associates
March 2019

GROUP ACTIVITY

Group Activity

- Please split into groups of four to five people
- Identify additional “areas of stability” where the character will remain the same
- Identify “areas of change”
 - Where do you think new development or changes in use could occur?
 - What types of uses should be there?
 - Housing, Jobs, Retail and Restaurants, Mixed Use and Other
- Identify any areas where development should not occur until infrastructure is available

Notes:

- *Keep discussion at a high level by general area, not by parcel*
- *Information will be used to develop land use and growth alternatives*

REPORT BACK

Next Steps

- Begin “alternatives” development process
- Continue discussion of policy topics, such as circulation and economic development



Public Comment

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

HAPPY HOLIDAYS!

City of Palmdale

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