

*Envision*  
**PALMDALE 2045**

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**Virtual Focus Group Meetings**

July 2020

# Agenda

- Provide a brief overview of where we are in the process
- Review what we heard back during the first phase of community engagement
- Review community vision themes
- Discuss and answer questions about the land use alternatives



# 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 **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**
- Incorporate new ideas around **healthy communities, climate change, sustainability, social equity, and environmental justice**

## 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.



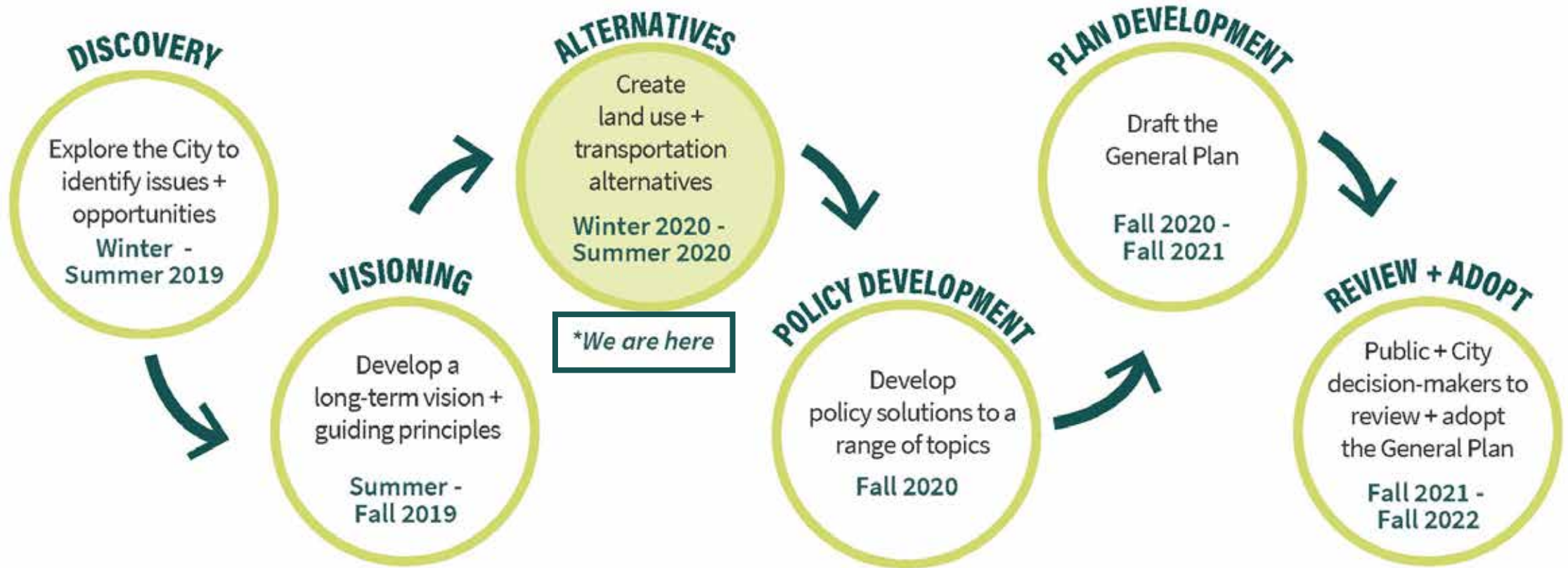
4

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.



# Palmdale 2045 Project Schedule



COMMUNITY ENGAGEMENT

# Community Engagement Activities to Date

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# Summary of Phase 1 Engagement

- **Stakeholder Focus Groups (March 2019)**
  - 50 attendees
- **Workshop #1 (August 2019)**
  - 2 meetings, 82 participants
- **Community Survey #1 (April-August 2019)**
  - 762 responses
- **Pop-Up Workshops (September-November 2019)**
  - 5 events, 490 participants
- **GPAC Meetings (Ongoing)**
  - 6 meetings to date, 15 members



# Major Vision Themes

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**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**



Questions?

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# What is Land Use?

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# What is Land Use?

Residential



Retail, Service + Hospitality



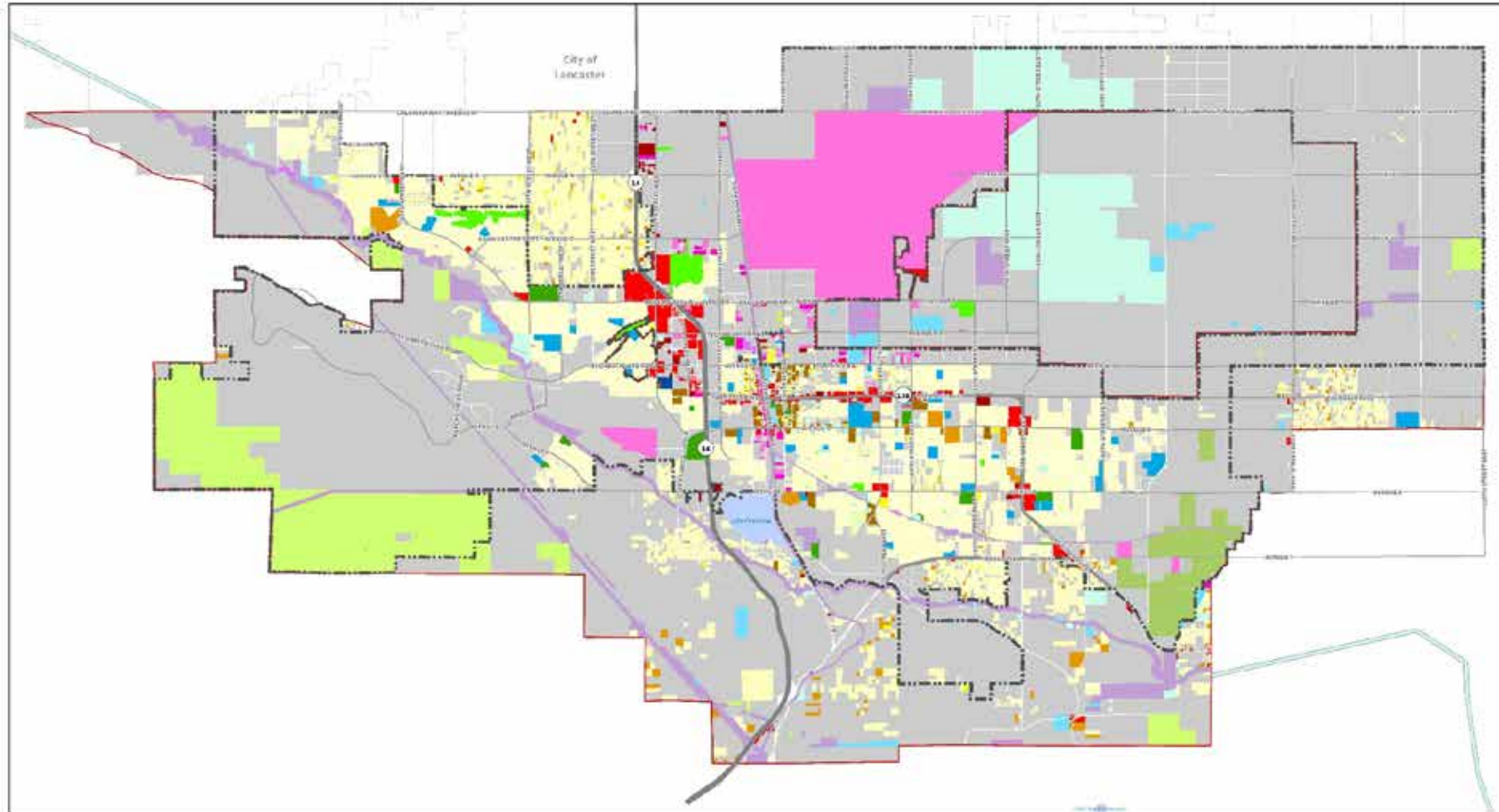
Office, R+D + Industrial



Public + Institutional



# Existing Land Use (What's on the ground)



## Existing Land Use

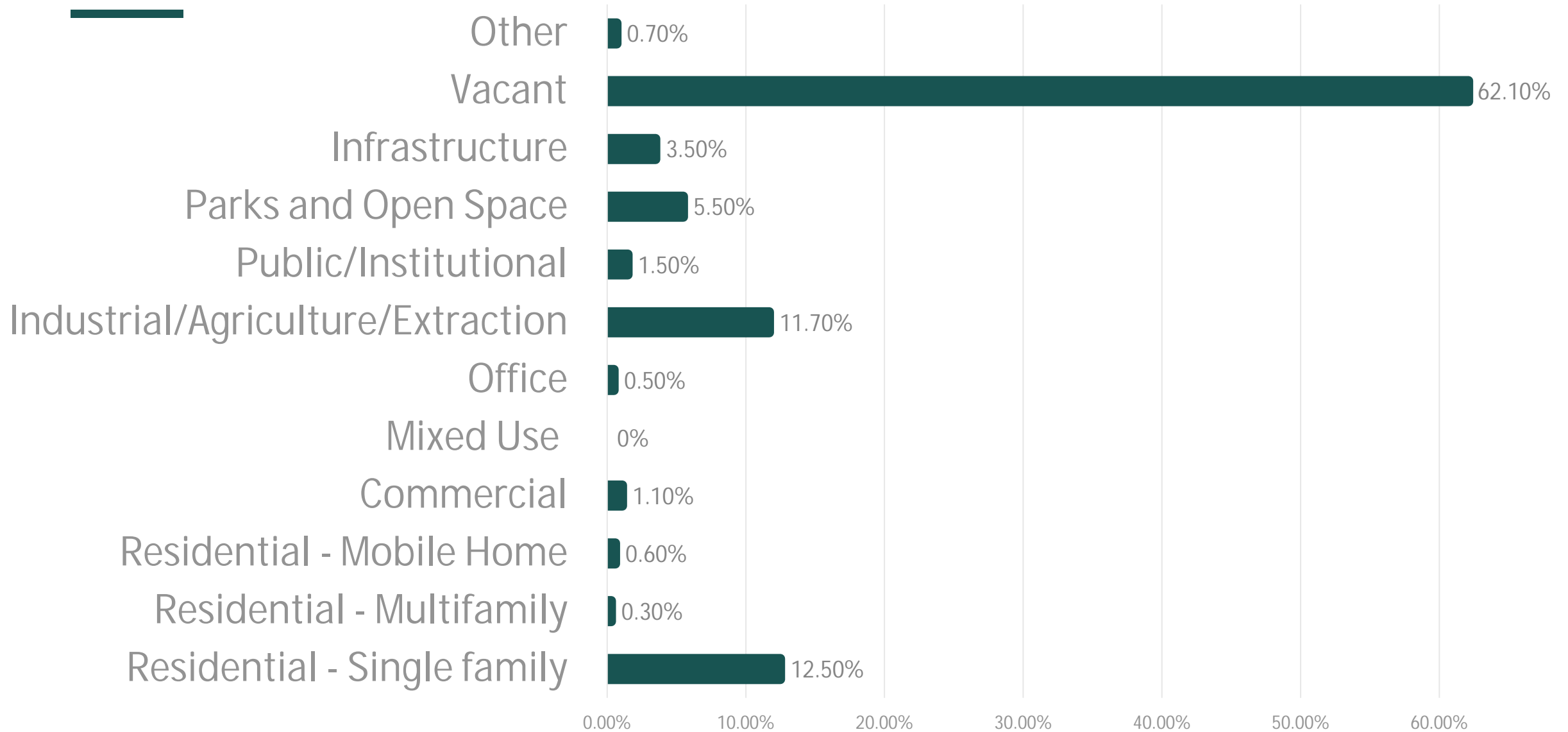
- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Water Body
- Park

- |                       |             |                            |                        |                          |
|-----------------------|-------------|----------------------------|------------------------|--------------------------|
| Accommodation         | Hospitals   | Natural Resources          | Private Institutions   | Transportation           |
| Agriculture           | Industrial  | Natural/Conservation       | Public Education       | Utilities/Communications |
| Cemeteries            | Mixed Use   | Office                     | Retail/Commercial      | Vacant                   |
| Civic Facilities      | Mobile Home | Flood Drainage/Golf Course | Single Family Attached | Water                    |
| Commercial Recreation | Multifamily | Parks and Recreation       | Single Family Detached | Wholesale/Warehousing    |



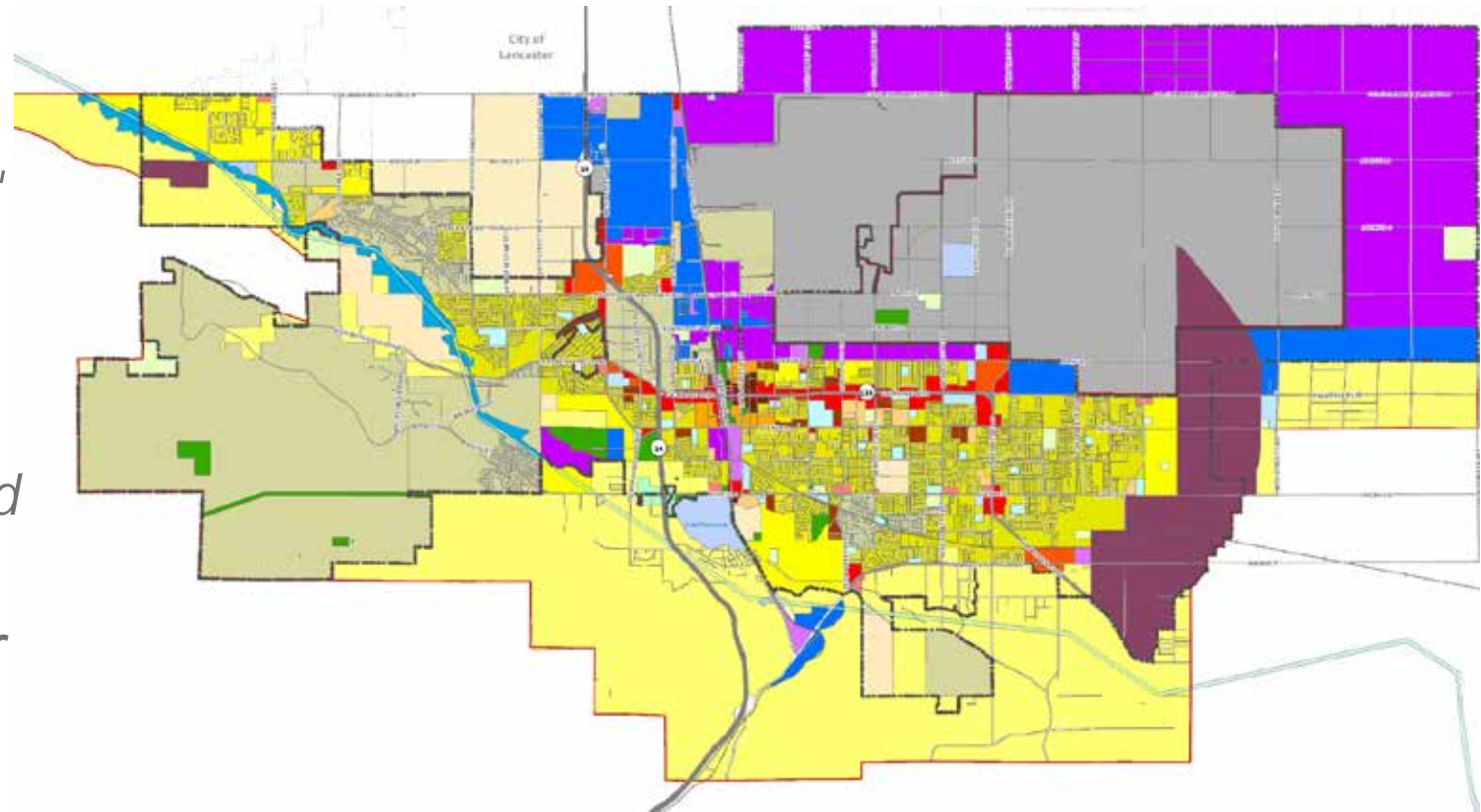
Data Source: City of Palmdale GIS Data, World  
Terrain Data, 2011 EIR, USGS, NOAA  
Produced by Esri - ArcView 10.1  
March 2012

# Existing Land Uses

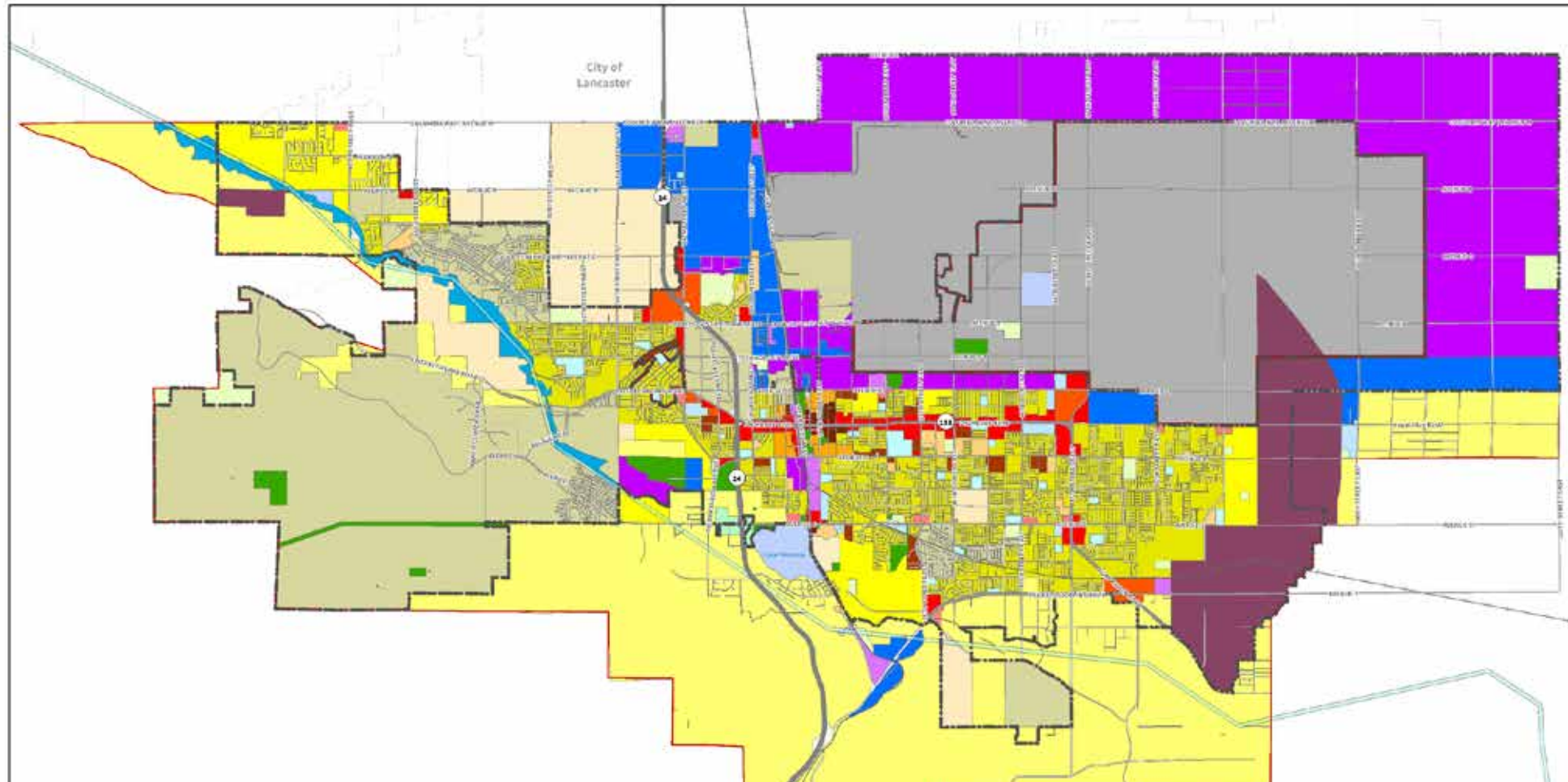


# What are General Plan Land Uses?

- Establish **policy direction**
- Designations show the proposed distribution, location, and extent of **land uses** and **density** in the City
- Maps focus on **future growth** and physical development (*not necessarily what's on the ground now*)
- The map is **supported by other policies**. Other Elements ensure there is adequate infrastructure and services



# Current General Plan Land Use



## 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 (I)
- 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)



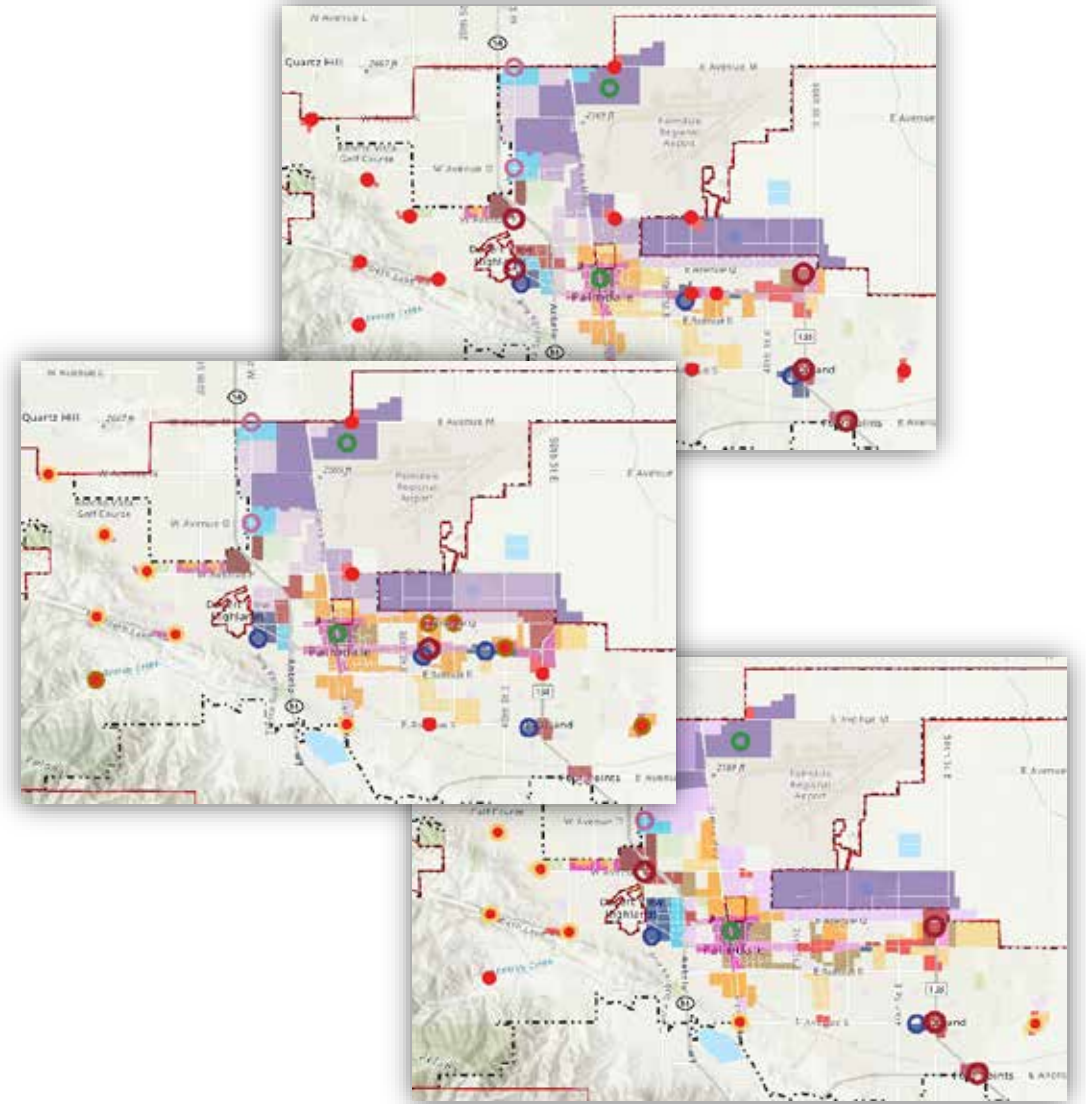
Map Source: City of Palmdale GIS Data, World Terrain Base, 2014 ESRI, USGS, NOAA  
 Produced by Esri - ArcGIS  
 March 2024

# Overview of Land Use Alternatives

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# Purpose of Alternatives

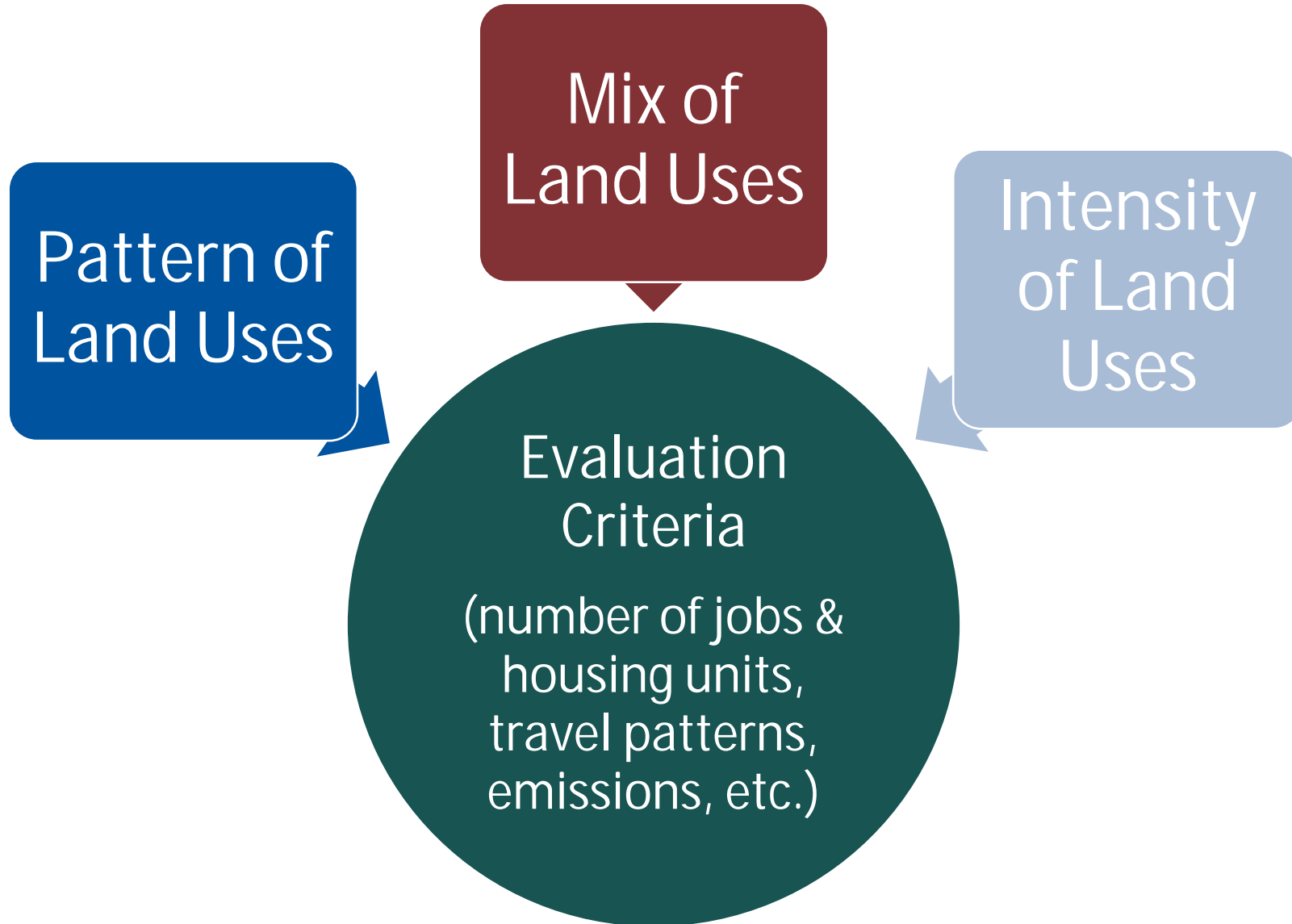
- Test different land use and urban design patterns
- Understand the trade-offs between the alternatives
- Make informed choices about the future
- Pivot towards the policies and implementation mechanisms needed to make these happen





# What Do the Alternatives Test?

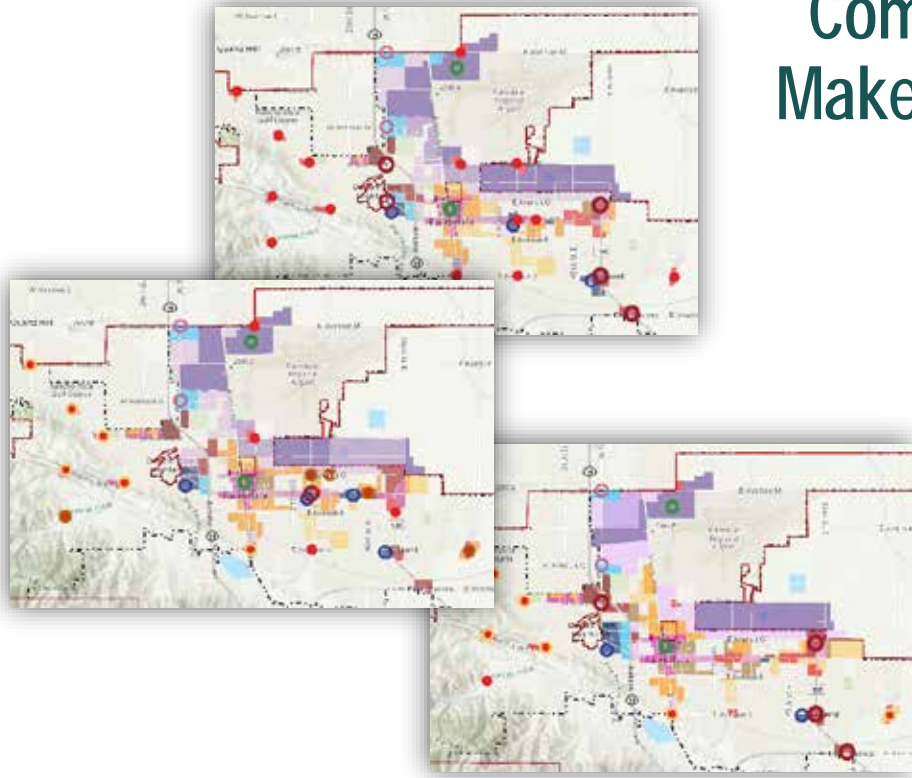
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# Progressing from Alternatives to Land Use Map

## Alternatives

*Summer 2020*



Community + Decision-Maker input and direction



## General Plan Land Use Map (Preferred Alternative)

*Fall – Winter 2020*





Questions?

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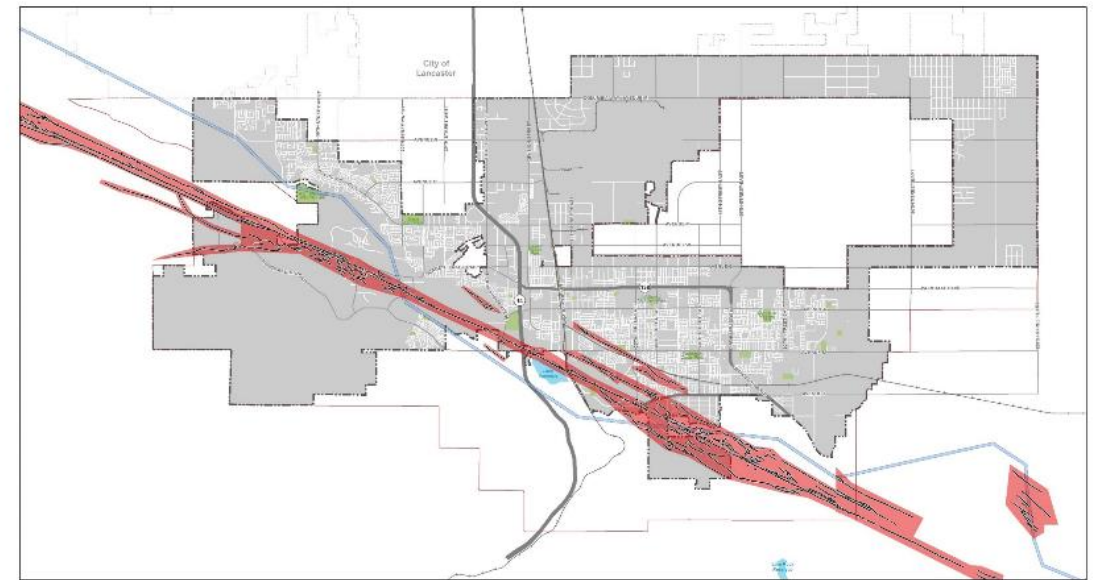
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# Development Constraints Analysis



# Natural Constraints

- Wildfire Zones
- Flood Zones
- Earthquake Fault Zones



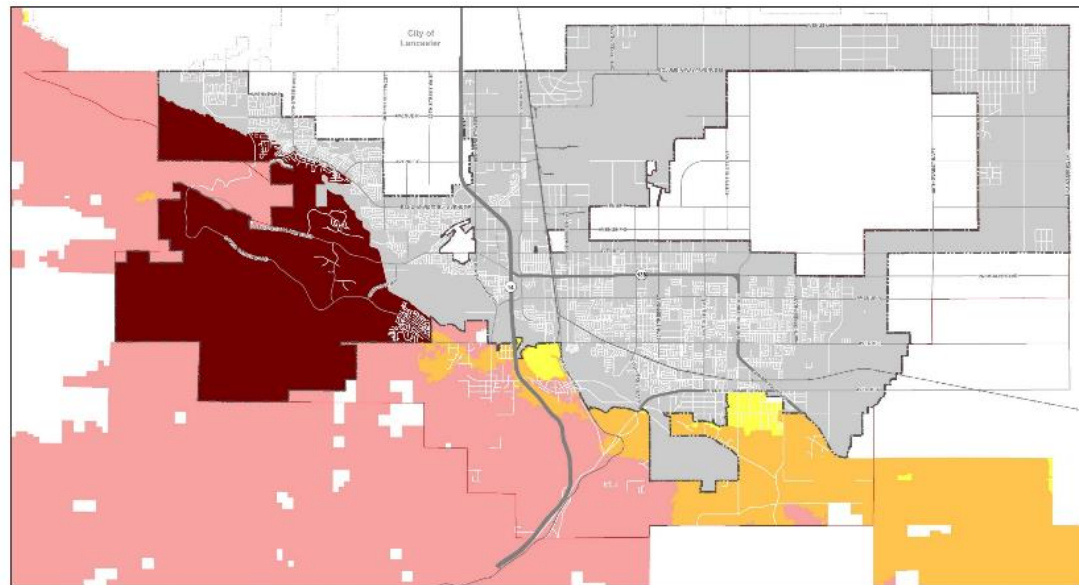
**Faults**

— Fault	— California Aqueduct
■ Fault Zone	— Major Highway/Arterial
▭ City of Palmdale Boundary	— Railroad
▭ Sphere of Influence	■ Park
▭ Other City Boundary	■ Water Body

**Palmdale General Plan Update**

Scale: 0 1000 2000 Feet

City of Palmdale Planning & Community Development Department  
 Prepared by: [Name] | Date: [Date]

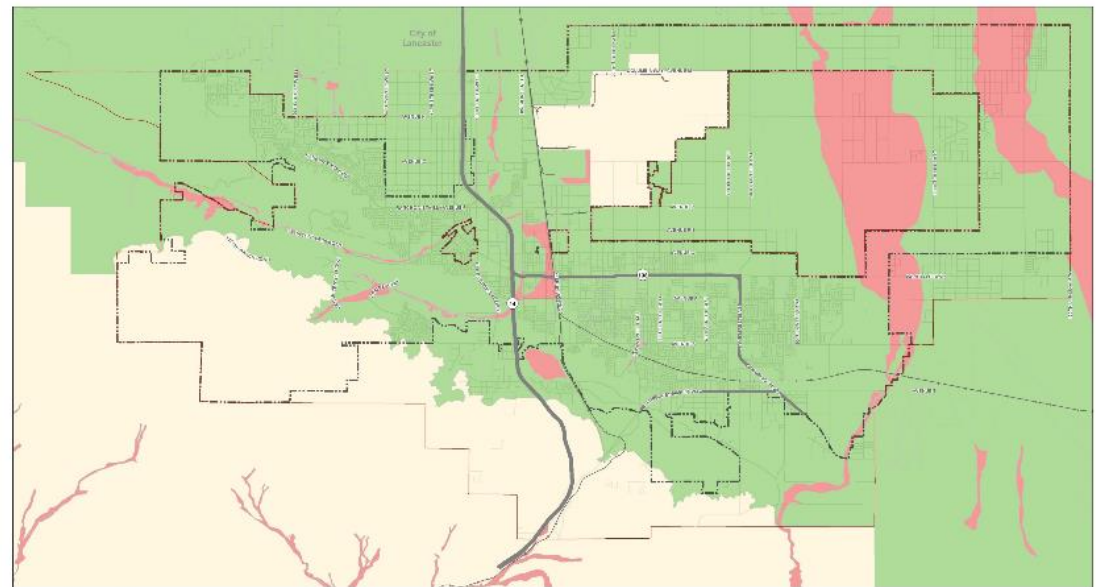


**Fire Hazard Zones**

■ Moderate, State Responsibility Zone	▭ City of Palmdale Boundary
■ High, State Responsibility Zone	▭ Sphere of Influence
■ Very High, State Responsibility Zone	▭ Other City Boundary
■ Very High, Local Responsibility Zone	— Major Highway/Arterial
	— Railroad

Scale: 0 1000 2000 Feet

City of Palmdale Planning & Community Development Department  
 Prepared by: [Name] | Date: [Date]



**Flood Hazard Areas**

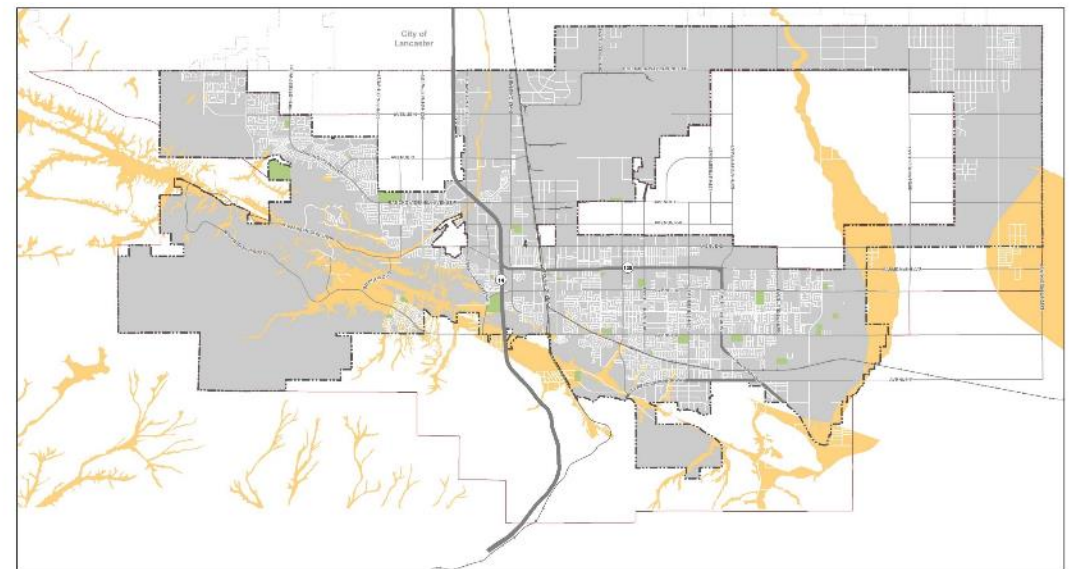
■ Moderate to Low Risk Areas	▭ City of Palmdale Boundary
■ High Risk Areas	▭ Sphere of Influence
■ Undetermined Risk Areas	▭ Other City Boundary
	— Major Highway/Arterial
	— Railroad

Scale: 0 1000 2000 Feet

City of Palmdale Planning & Community Development Department  
 Prepared by: [Name] | Date: [Date]

# Natural Constraints *cont.*

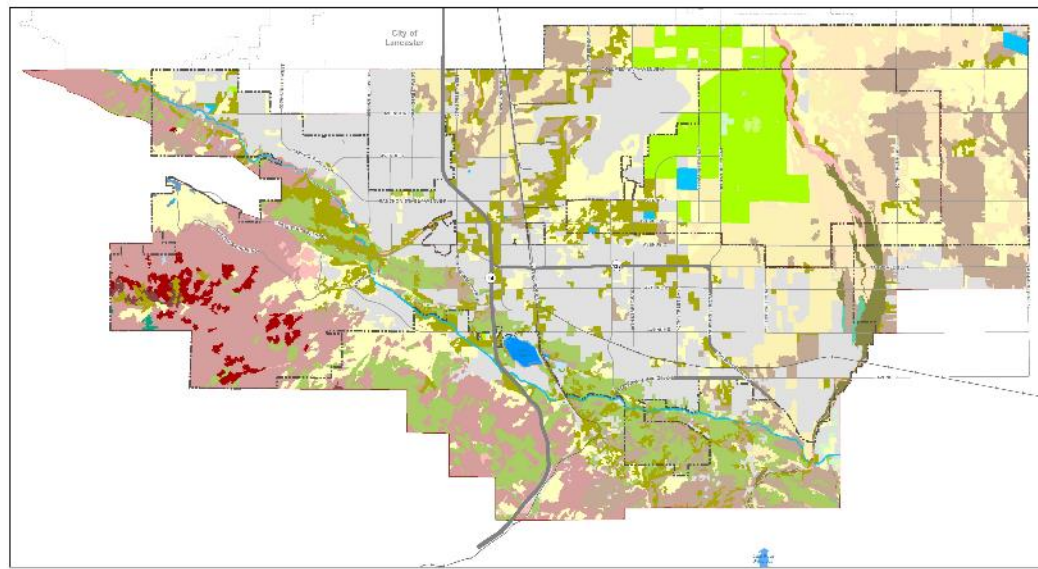
- Streams and water bodies
- Liquefaction risk
- Natural resource communities



**Liquefaction Risk**

■ Seismic Hazard Liquefaction Zones      Major Highway/Arterial  
 City of Palmdale Boundary      Railroad  
 Sphere of Influence  
 Other City Boundary

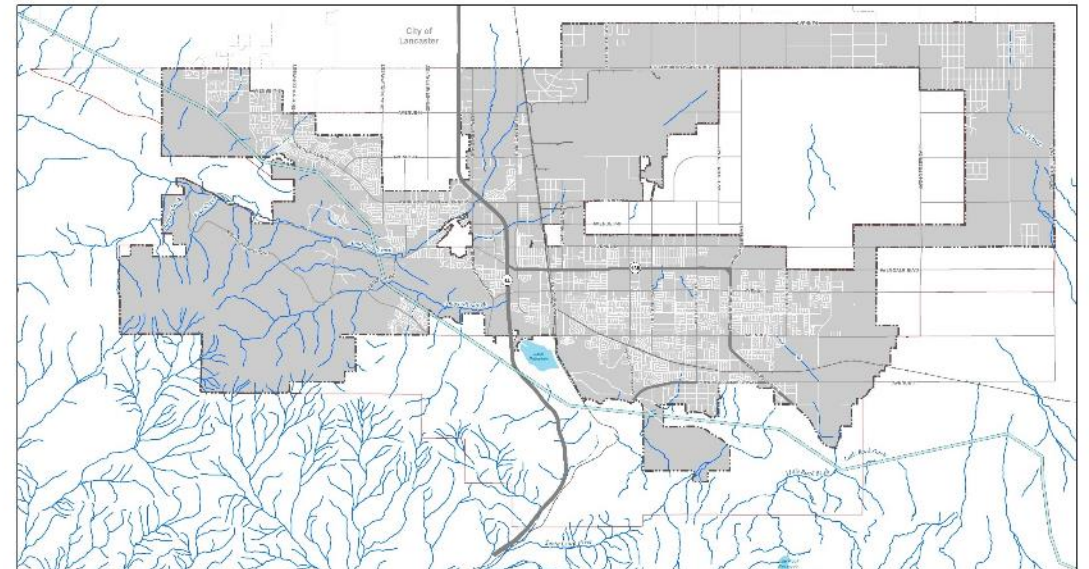
Scale: 0 to 2 Miles / 0 to 3.2 Miles  
 Date: 10/15/2019  
 Prepared by: [unreadable]



**Natural Communities**

Major Highway/Arterial	City Boundary	Sphere of Influence	Road	Railroad	Other City Boundary
14th Street Corridor (14,862 AC)	14th Street Corridor (14,862 AC)	14th Street Corridor (14,862 AC)	14th Street Corridor (14,862 AC)	14th Street Corridor (14,862 AC)	14th Street Corridor (14,862 AC)

Scale: 0 to 2 Miles / 0 to 3.2 Miles  
 Date: 10/15/2019  
 Prepared by: [unreadable]



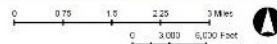
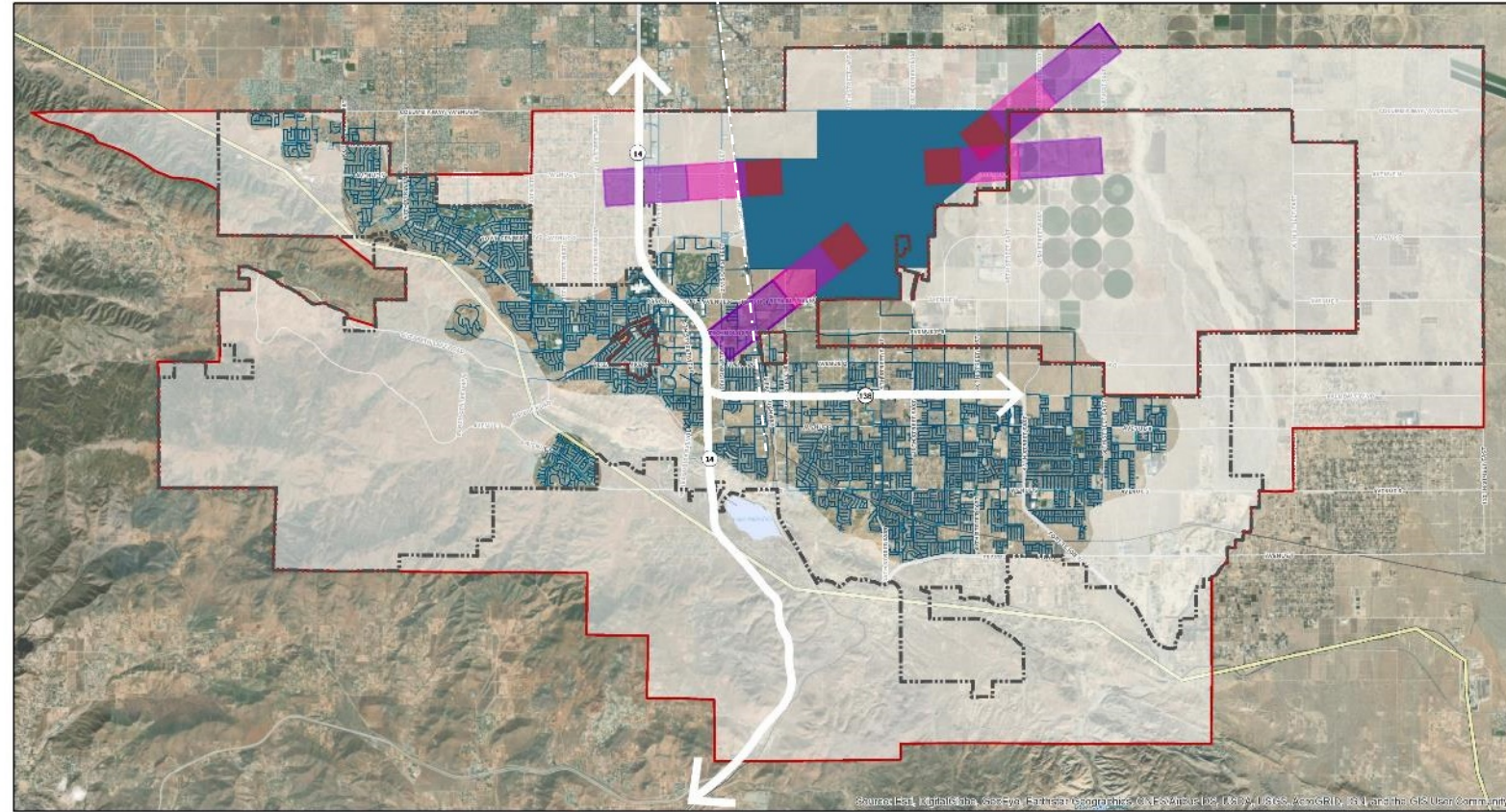
**Streams and Water Bodies**

— Water Body     City of Palmdale Boundary  
— California Aqueduct     Sphere of Influence  
— Stream     Other City Boundary  
  Major Highway/Arterial  
  Railroad

Scale: 0 to 2 Miles / 0 to 3.2 Miles  
 Date: 10/15/2019  
 Prepared by: [unreadable]

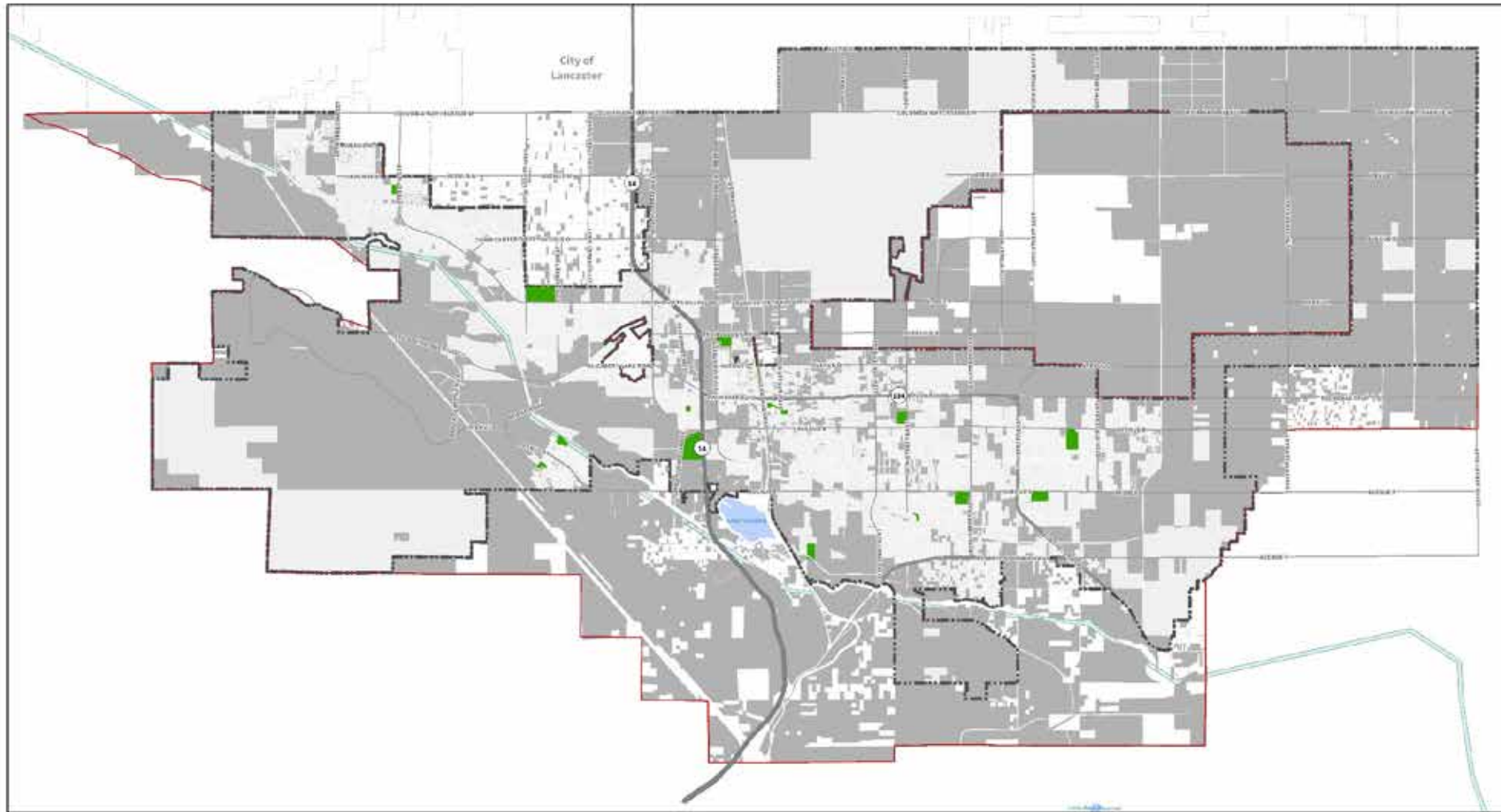
# Human-Made Constraints

- Plant 42 and Airport Zones
- Palmdale Boulevard SR-138 (Caltrans control)
- California Aqueduct
- SR-14
- Lack of utility infrastructure
- Rail line (UPR and CA HSR)

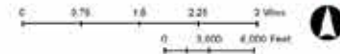


Date Source: City of Palmdale - U.S. Army, World  
Traffic Flow, 2015 FRED, USGS, NOAA  
Produced by Robert Associates  
March 2013

# Vacant Land



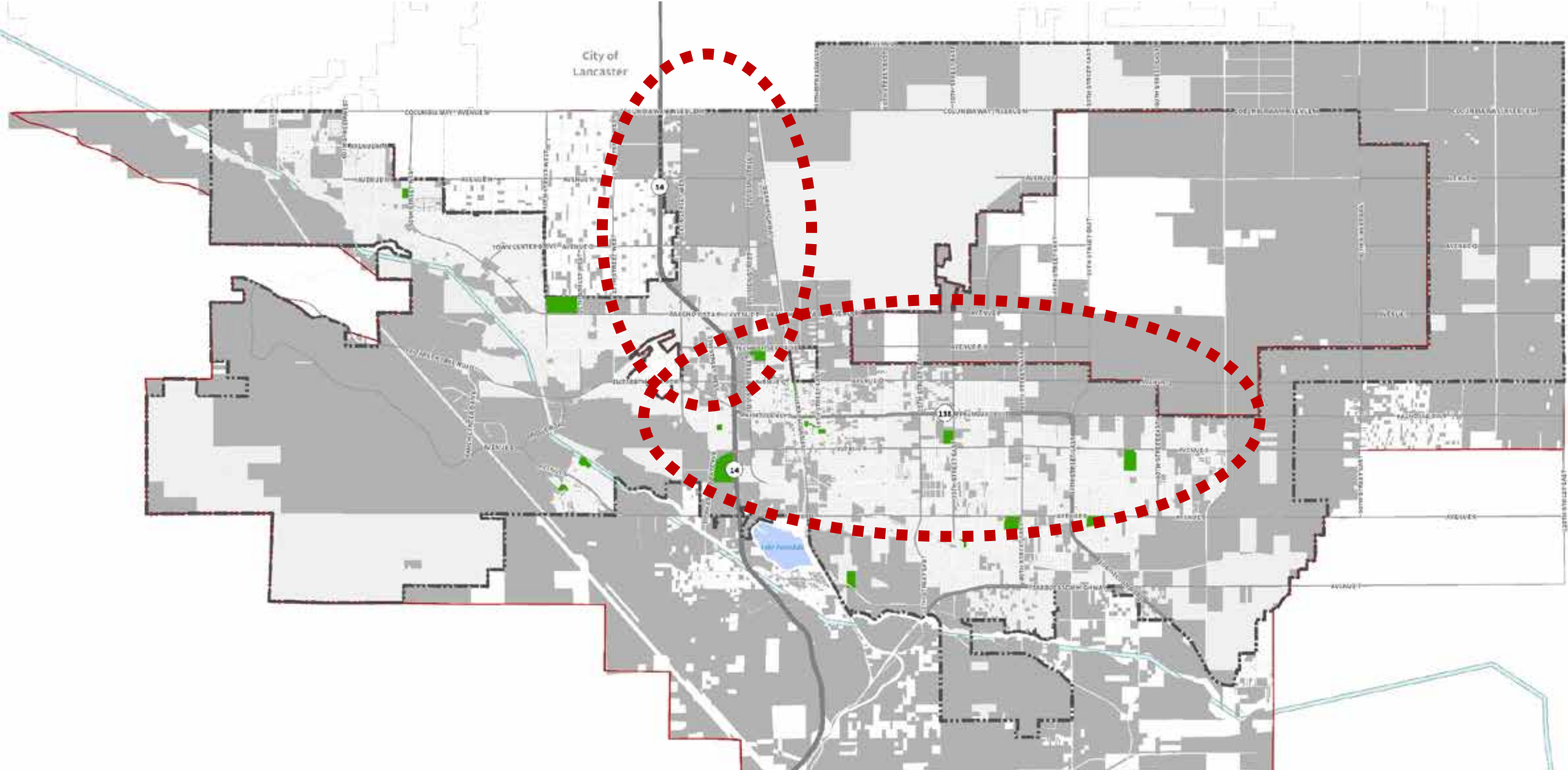
## Vacant Parcels (Citywide)



Data Source: City of Lancaster GIS Department  
GIS Database, 2013-2016, USGS, NOAA.  
Produced by K&S Associates  
March 2019



# Areas of Change and Stability



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# Palmdale 2045 General Plan Market Summary



# Key Economic Opportunities and Needs

Land Use	Near & Long-Term Opportunity	Long-Term Opportunity
Residential	Single family product viable; market rate multifamily requires a first mover	Multifamily housing with amenities to support job growth
Retail	Limited short-term retail opportunities	Experiential retail near employment hub
Industrial	Prioritize infrastructure west of the Plant 42 to capture industrial demand	Larger Eastside sites for aerospace and manufacturing
Office	Medical office near the hospital and new housing developments	Professional office for high-growth, high-value add industries
Hospitality	Freeway-adjacent long-term stay hotels	Urban core hotels with amenities and anchors

# Demand and Vacant Land Capacity

- Palmdale can easily support future development for all land uses, given its large supply of vacant land.

Land Use	Estimated Total Demand (Thru 2045)	Build out Capacity (Vacant Land Under Current General Plan)
<b>Residential</b>	14,000 – 20,000 units	37,000 units
<b>Retail</b>	0.75 – 1.1 million SF (17 to 23 acres)*	6.6 million SF (152 acres)
<b>Industrial</b>	3.1 – 5.5 million SF (71 to 126 acres)*	220 million SF (5,051 acres)
<b>Office</b>	0.95 – 1.2 million SF (21 to 28 acres)*	5.5 million SF (126 acres)
<b>Hospitality</b>	780 – 1,100 rooms	Part of Retail and Office land uses for zoning purposes

\*Note: Acreage estimates assume all 1-story buildings and do not include space dedicated to parking.



Questions?

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# Palmdale 2045 General Plan Land Use Designations



# Palmdale 2045 Land Use Designations

Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.

## Residential



Type	Example Images
Equestrian Residential (ER)	
Low Density Residential (LDR)	
Single Family Residential 1 (SFR1)	
Single Family Residential 2 (SFR2)	

Type	Example Images
Single Family Residential 3 (SFR3)	
Mixed Neighborhood 1 (MN1)	
Mixed Neighborhood 2 (MN2)	
Mixed Neighborhood 3 (MN3)	

# Palmdale 2045 Land Use Designations

■ Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.

## Mixed Use

Type	Example Images
Mixed Use 1 (MU1)	
Mixed Use 2 (MU2)	
Mixed Use 3 (MU3)	
Mixed Use 4 (MU4)	

## Commercial, Office, and Industrial

Type	Example Images
Neighborhood Commercial (NC)	
Regional Commercial (RC)	
Visitor Commercial (VC)	
Employment Flex (EF)	





# Palmdale 2045 Land Use Designations

■ Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.

## *Commercial, Office, and Industrial*

Type	Example Images
<b>Industrial (IND)</b>	
<b>Aerospace Industrial (AI)</b>	
<b>Institutional (I)</b>	
<b>Mineral Resource Extraction (MRE)</b>	

## *Public*

Type	Example Images
<b>Public Facilities (PF)</b>	
<b>Open Space (OS)</b>	



Questions?

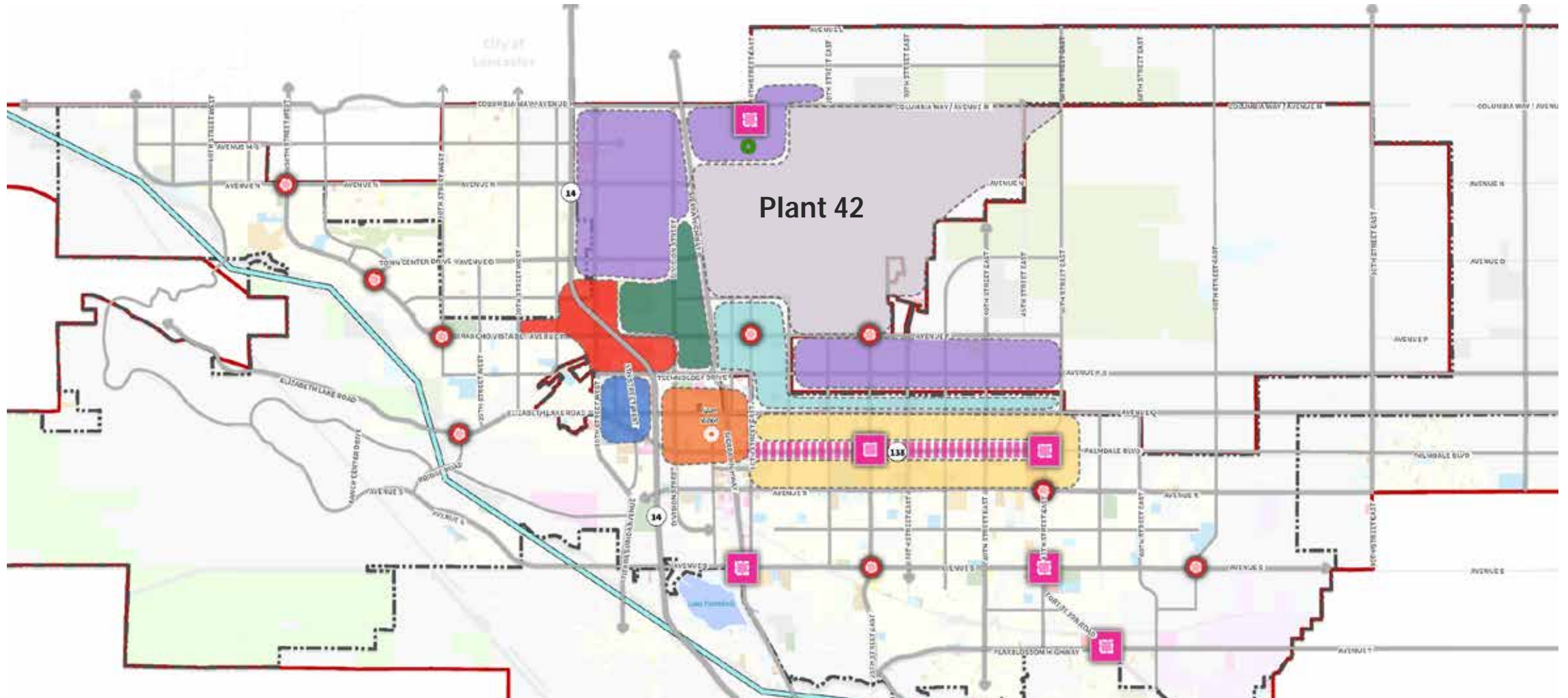
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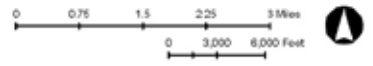
# Palmdale 2045 General Plan Land Use Framework



# Land Use Framework

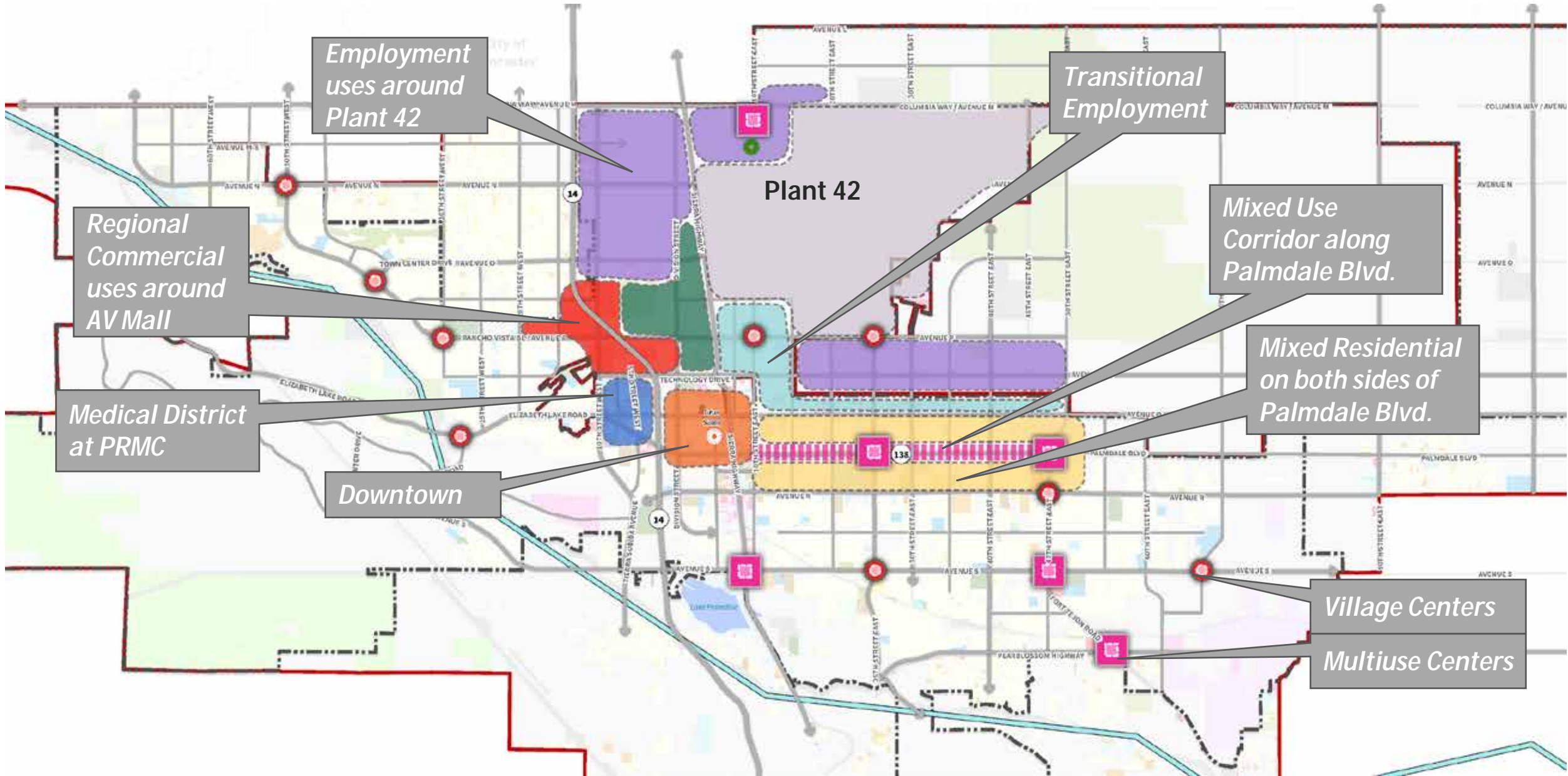


- |                        |                  |                  |                         |                |
|------------------------|------------------|------------------|-------------------------|----------------|
| City Boundary          | Railroad         | Downtown         | Mixed Business District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



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

# Land Use Framework



# Land Use Framework – Village Centers

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- A neighborhood commercial center that offers a mix of daily goods and services for residents, employees, and visitors to easily access.



# Land Use Framework – Parks and Open Space

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- All new residential development will be required to provide open space/park space per city standards
- The preferred land use alternative will incorporate trails and other types of parks and open space





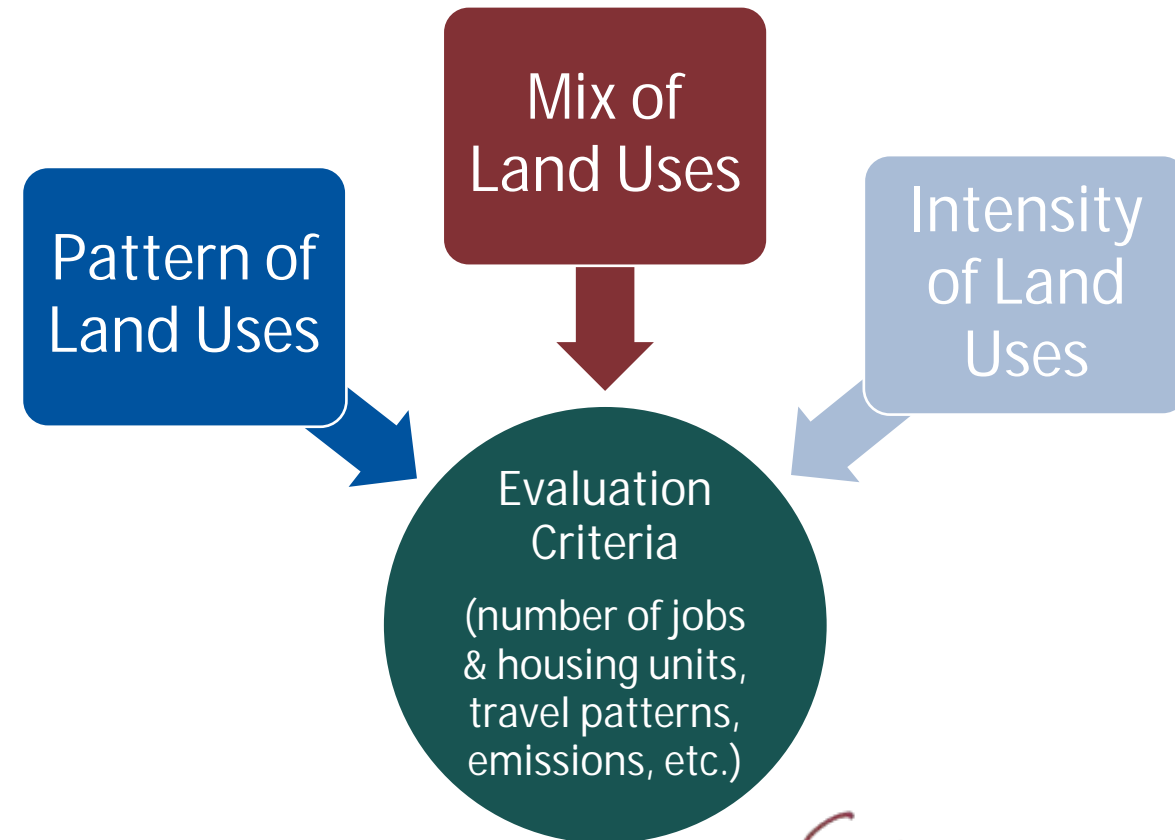
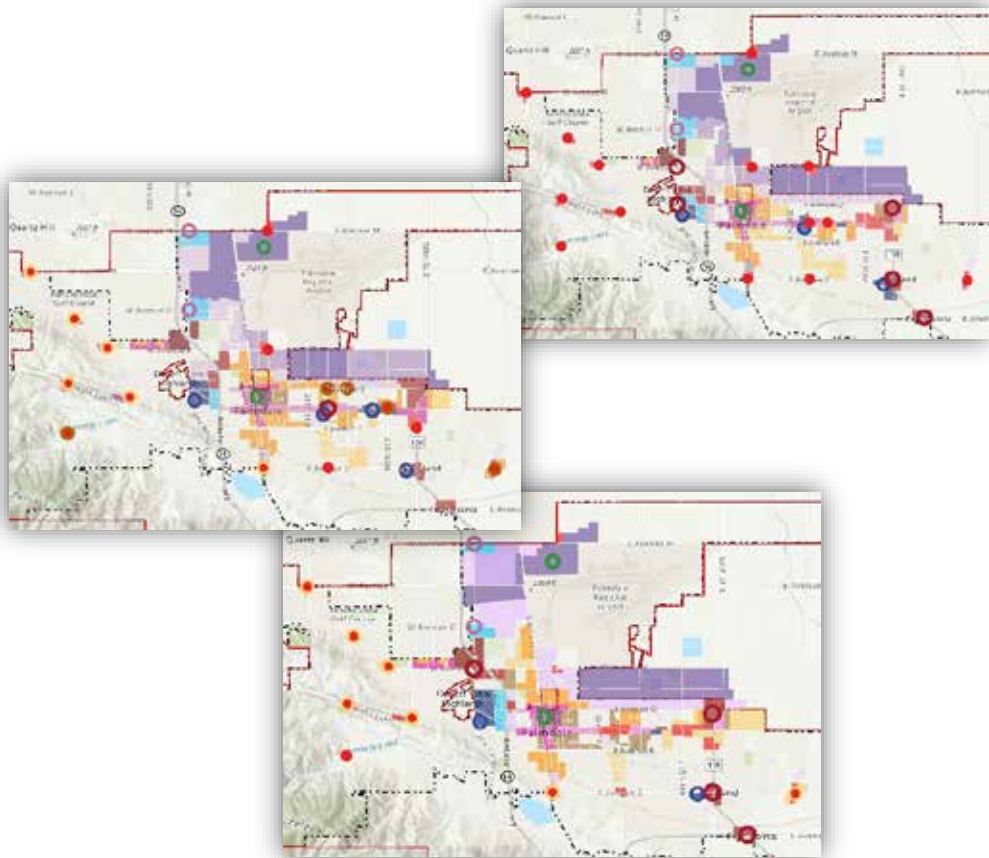
# Land Use Alternatives

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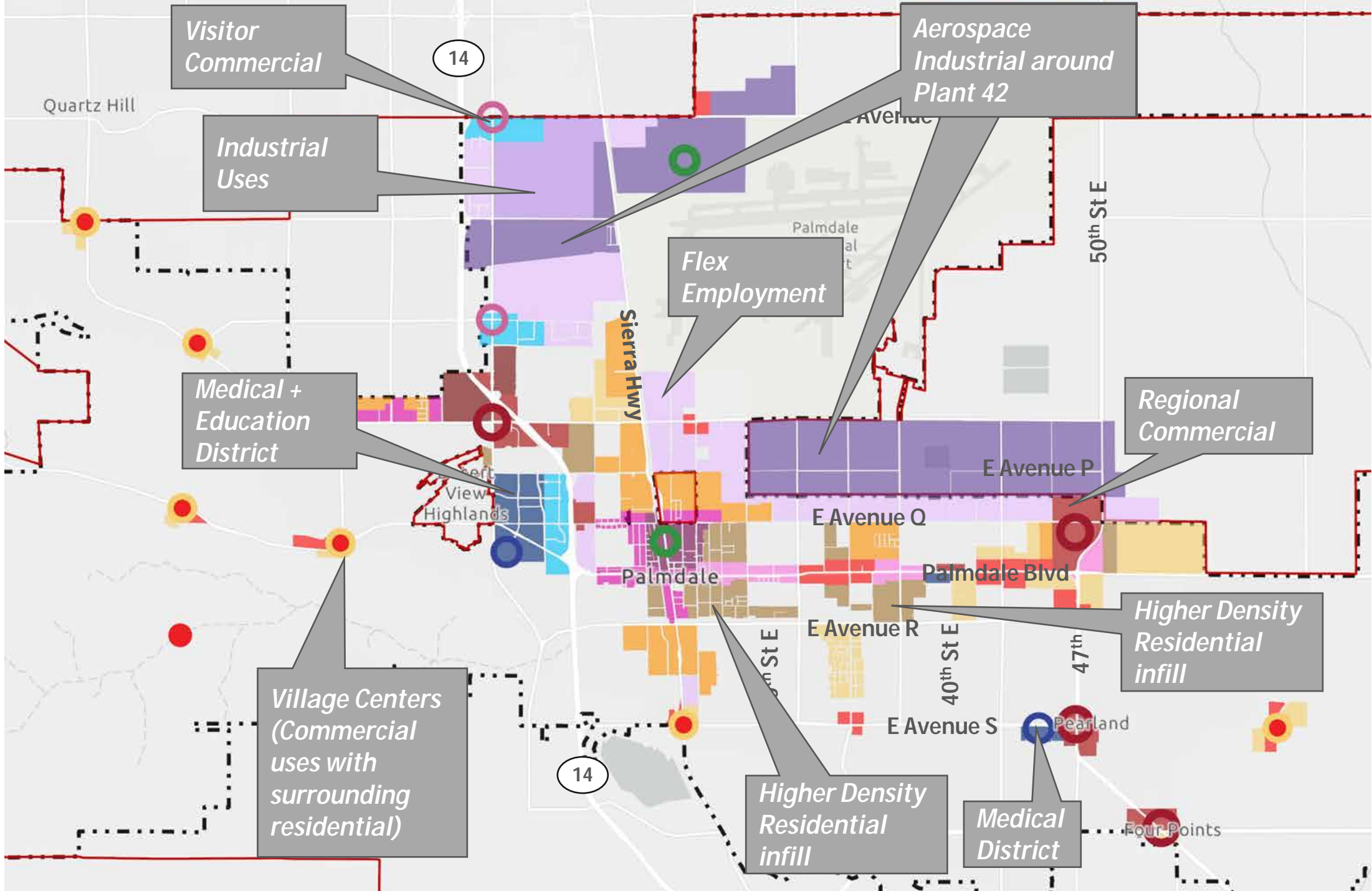


# Purpose of Alternatives

- Test different land use and urban design patterns
- Understand the trade-offs between the alternatives



# Alternative #1



# Alternative #1

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## Village Centers

- Mixed use retail + residential  
(*Neighborhood commercial + Mixed Neighborhood 2*)



## Residential

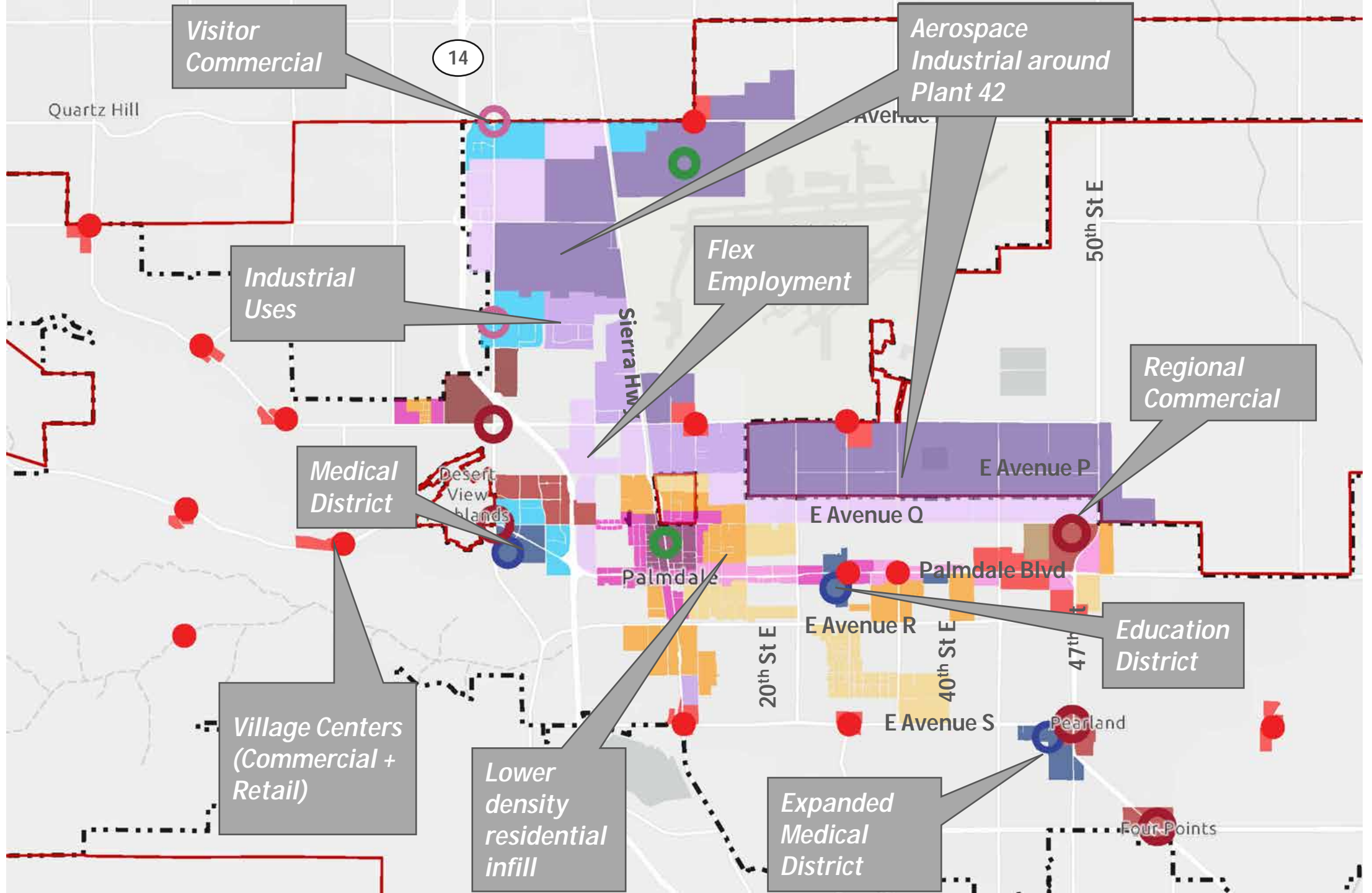
- Highest density housing around downtown and Palmdale Boulevard  
(*Mixed Neighborhood 2 and 4*)



## Industrial (Employment)

- Moderate amount of Aerospace Industrial
- Least amount of Industrial
- Highest amount of Employment Flex

# Alternative #2



# Alternative #2

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## Village Centers

- Exclusively commercial uses  
*(Neighborhood Commercial)*



## Residential

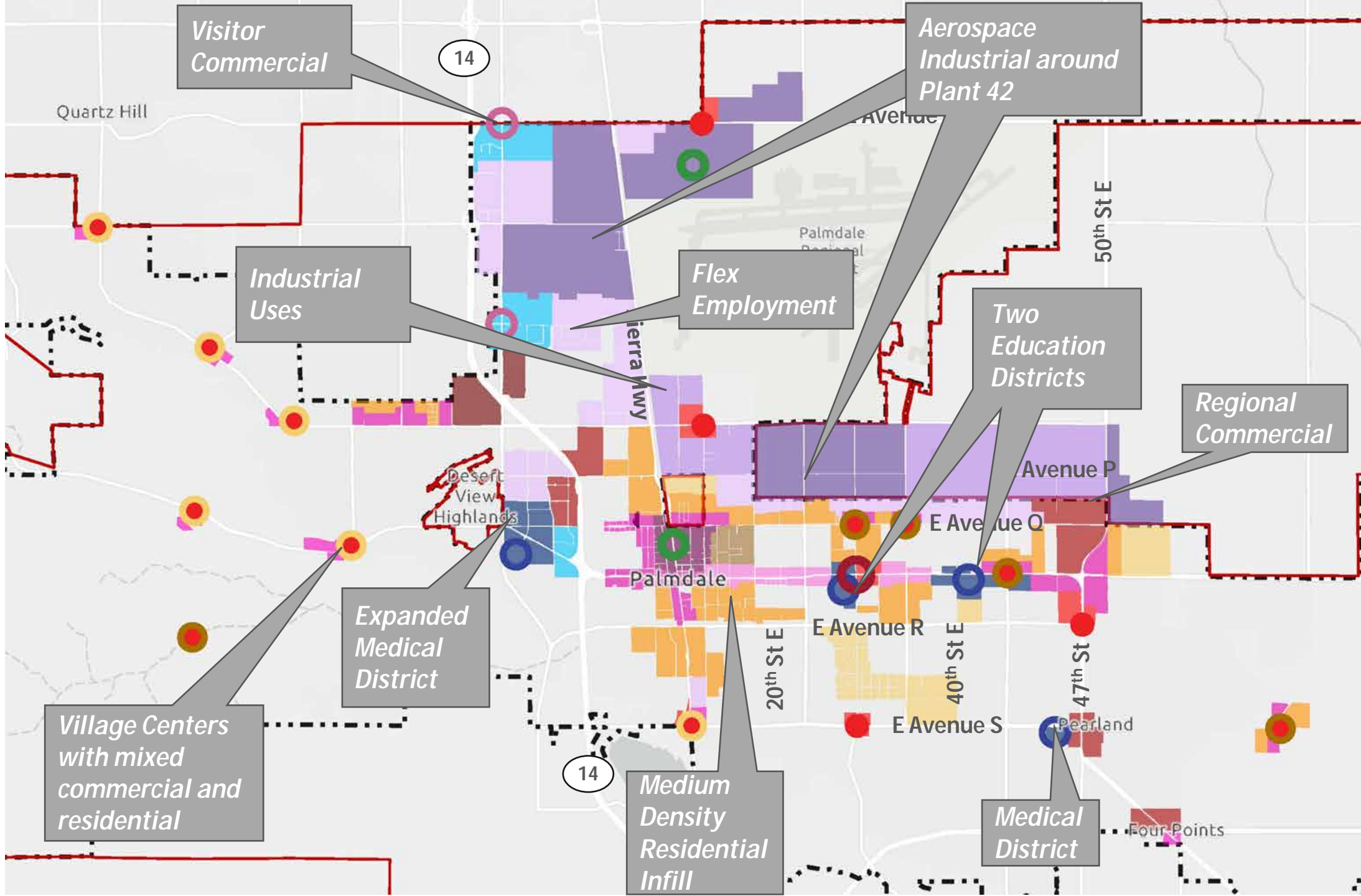
- Lowest density housing  
around downtown and  
Palmdale Boulevard  
*(Mixed Neighborhood 2 & 3)*



## Industrial (Employment)

- Highest amount of Aerospace  
Industrial
- Moderate amount of Industrial
- Smaller amount of Employment  
Flex uses

# Alternative #3



# Alternative #3

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## Village Centers

- Higher density mixed use retail + residential

*(Neighborhood commercial + Mixed Neighborhood 2 and Neighborhood Commercial + Mixed Use 3)*



## Residential

- Middle density housing around downtown and Palmdale Boulevard

*(Mixed Neighborhood 3)*

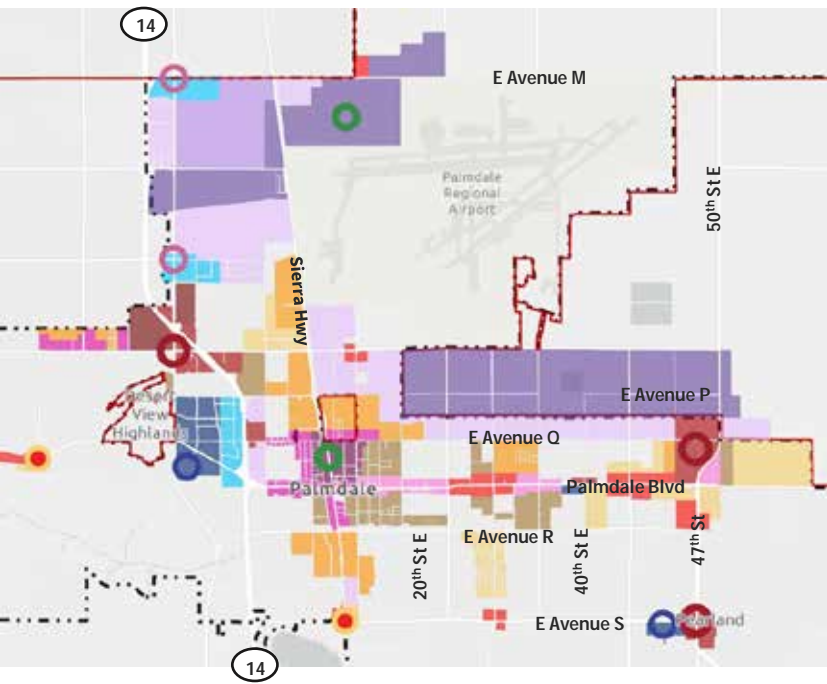


## Industrial (Employment)

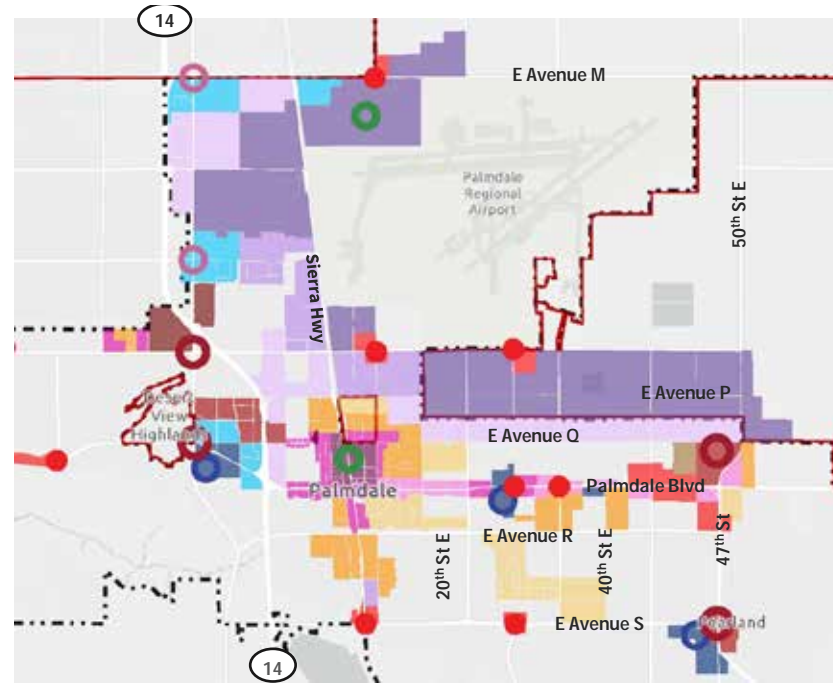
- Moderate amount of Aerospace Industrial
- Moderate amount of Industrial
- Least amount of Employment Flex uses

# How Do They Compare?

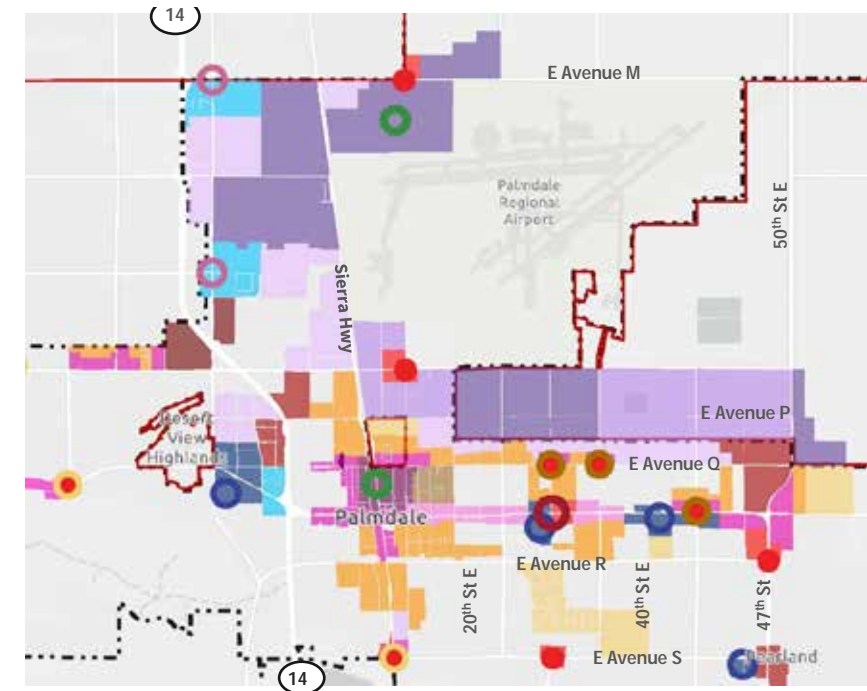
## Alternative #1



## Alternative #2



## Alternative #3





# How Do They Compare?

## Measuring the Alternatives

The metrics below illustrate how each of the three alternatives compare to one another.

### TOTAL HOUSEHOLDS



### TOTAL JOBS



### ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD



### WALKING/BIKING TRAVEL MODE SHARE



### ANNUAL HOUSEHOLD COST: ENERGY + WATER + TRANSPORTATION





Questions?

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# Discussion

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# Upcoming Events and Next Steps

- **Virtual Workshop + Survey** | Ongoing through August 23, 2020 – [palmdale2045.org](http://palmdale2045.org)
- **Live Presentation + Q&A** | August 8, 2020, 9:30 - 11:00 AM
- Select preferred land use and circulation alternative
- Continue discussion of policy topics, such as safety, sustainability and equity



# Thank you!

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## City of Palmdale

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Community Development*

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Email

[generalplan@palmdale2045.org](mailto:generalplan@palmdale2045.org)