Agenda

- Welcome
- Staff introductions
- Roll call
- Pledge of Allegiance
- GPAC Meeting #6 Minutes approval
- Zoom Overview
- Discuss and review land use alternatives
- Group discussion

City Staff Introductions

- **Mike Behen,** Deputy City Manager and Acting Director of Economic & Community Development
- **Carlene Saxton**, Deputy Director of Economic & Community Development
- **Megan Taggart**, Senior Planner
- **Benjamin Fiss**, Senior Planner

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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**
- **Joe Parisio**
- **Deborah Rutkowski-Hines**
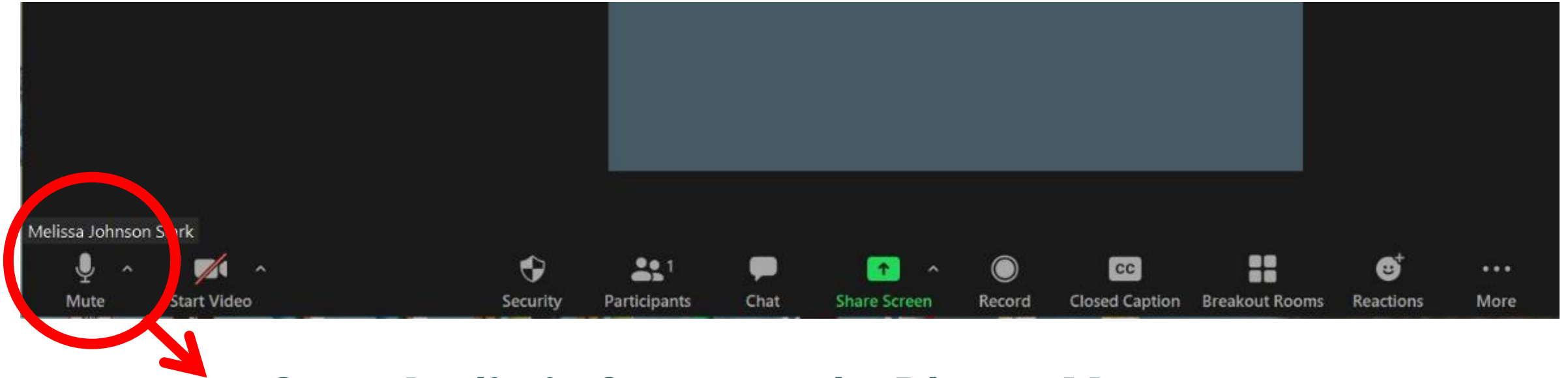- **Jason Zink**

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 #6 Minutes
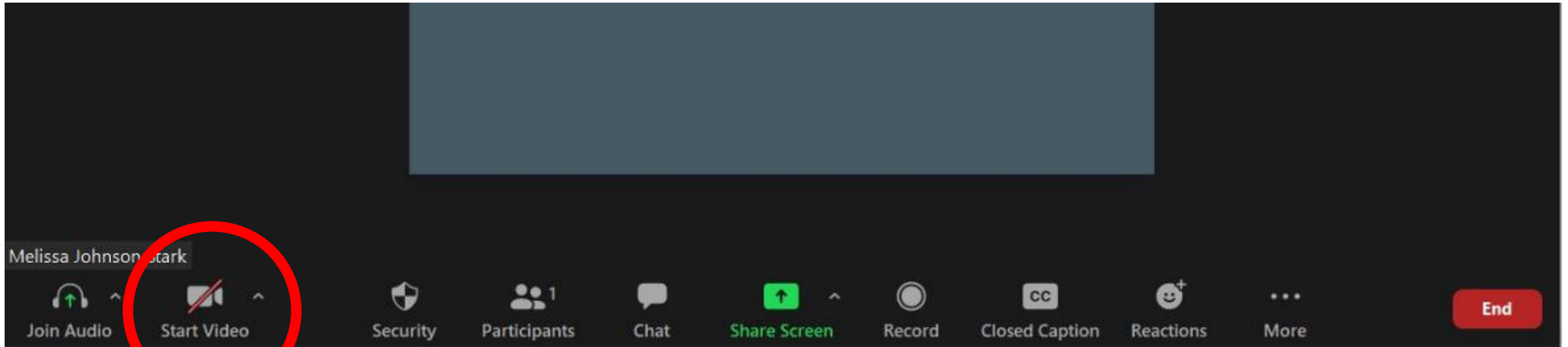
- Motion to approve or deny?

Zoom – *What You Need to Know: Mute*

Once Audio is Connected – Please Mute
- Please mute yourselves when you are not speaking
- To un-mute, press the same button
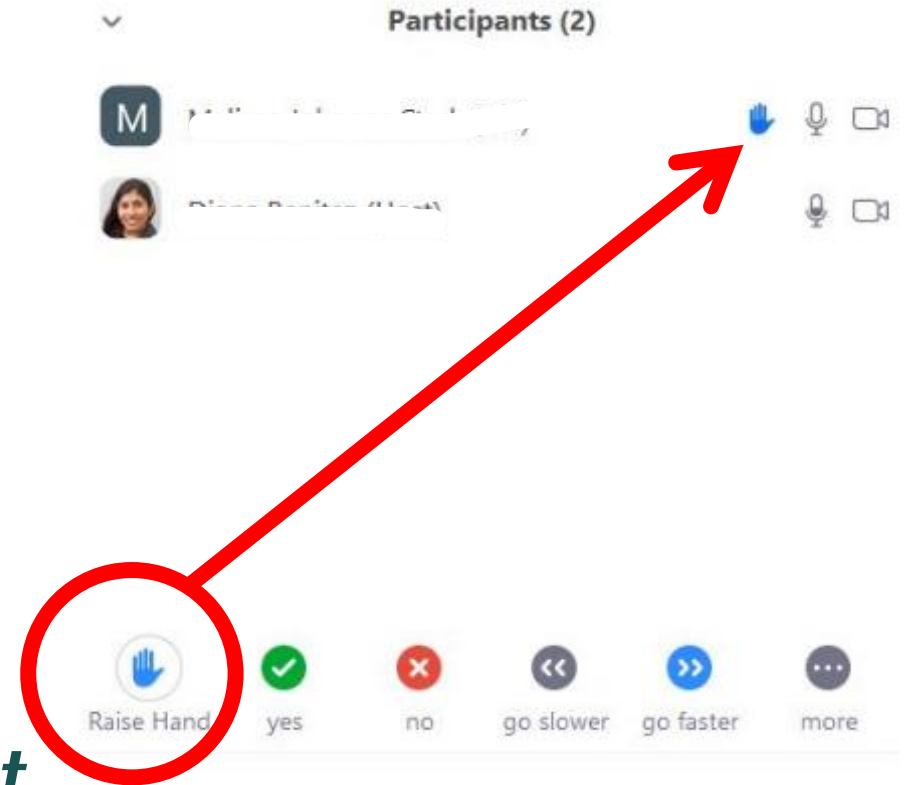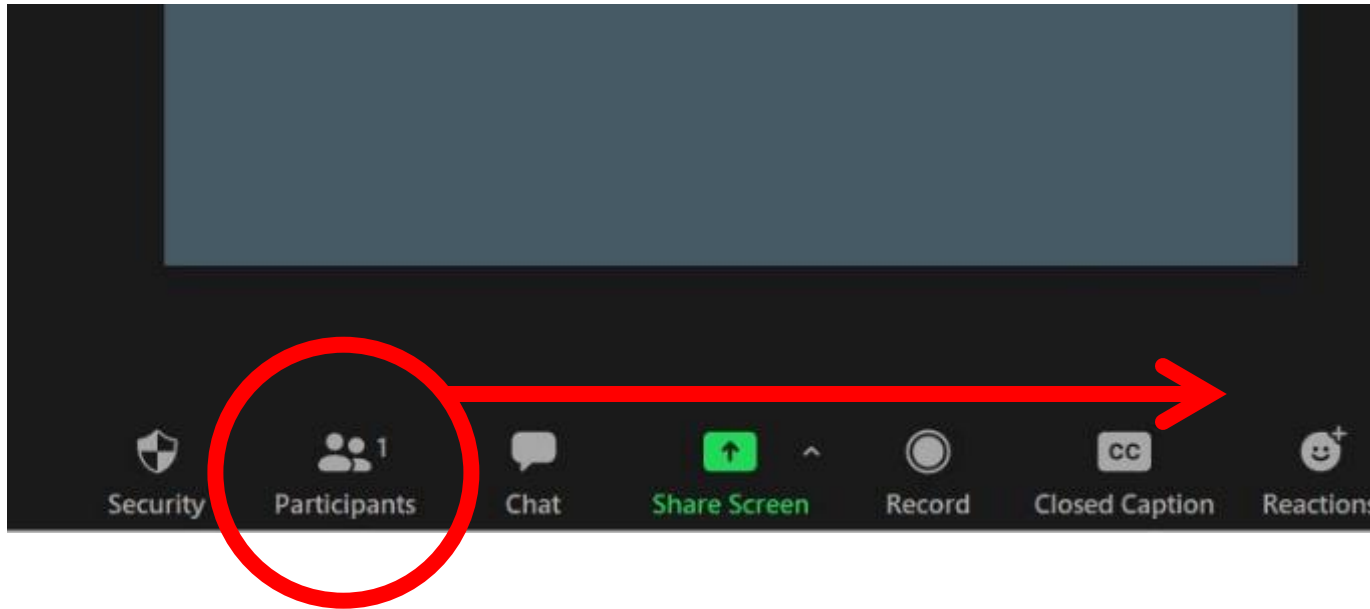
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Zoom – *What You Need to Know: Video*

Start Video

- This will turn on your devices web-cam (if you have one)
- Turning your video on is optional
- *Please be mindful of your background and appearance as you would an in-person meeting*
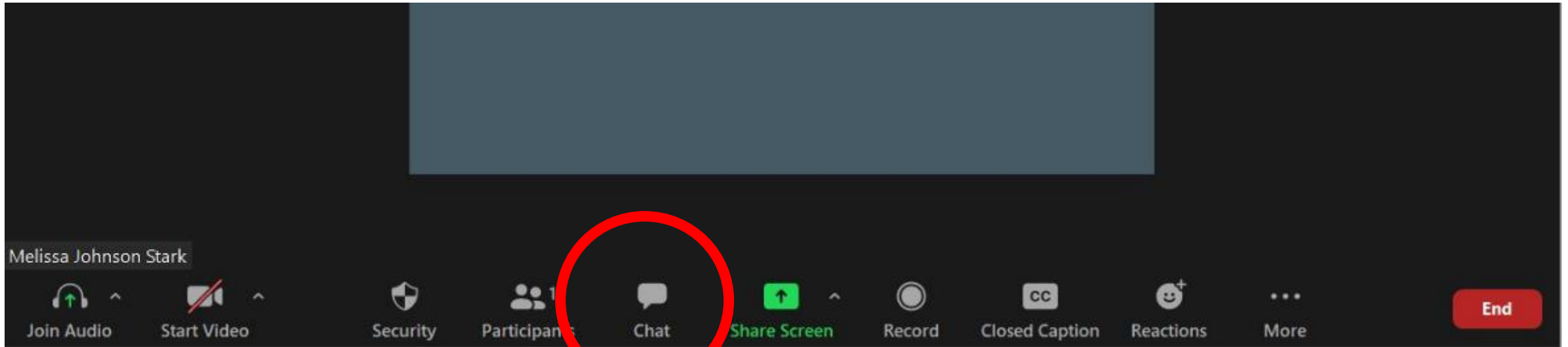
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Zoom – *What You Need to Know: Non-Verbal Feedback*

To ask a question or make a comment

- Please remain muted, and use the non-verbal feedback shown above. The team will call on people individually. Please wait to un-mute your audio until called.

Zoom – *What You Need to Know: Chat Host*

Melissa Johnson Stark

Join Audio | Start Video | Security | Participants | Chat | Share Screen | Record | Closed Caption | Reactions | More | End

Chat the Host

- If you experience any issues, please do not interrupt the meeting, please chat the host (and/or cohosts)

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What You Need to Know: Questions and Comments

Questions and Comments

- We will be pausing during the presentation to answer any questions and ask you to participate in polls
- There will be additional opportunity after the presentation to provide comments
- Viewers are invited to submit comments and questions through the forum linked in the YouTube livestream

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Where We Are

Palmdale 2045 Project Schedule

DISCOVERY
Explore the City to identify issues + opportunities
Winter - Summer 2019

VISIONING
Develop a long-term vision + guiding principles
Summer - Fall 2019

ALTERNATIVES
Create land use + transportation alternatives
Winter 2020 - Summer 2020
*We are here

POLICY DEVELOPMENT
Develop policy solutions to a range of topics
Fall 2020

PLAN DEVELOPMENT
Draft the General Plan
Fall 2020 - Fall 2021

REVIEW + ADOPT
Public + City decision-makers to review + adopt the General Plan
Fall 2021 - Fall 2022

COMMUNITY ENGAGEMENT

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What is Land Use?

What is Land Use?

| Residential | Retail, Service + Hospitality | Office, R+D + Industrial | Public + Institutional |

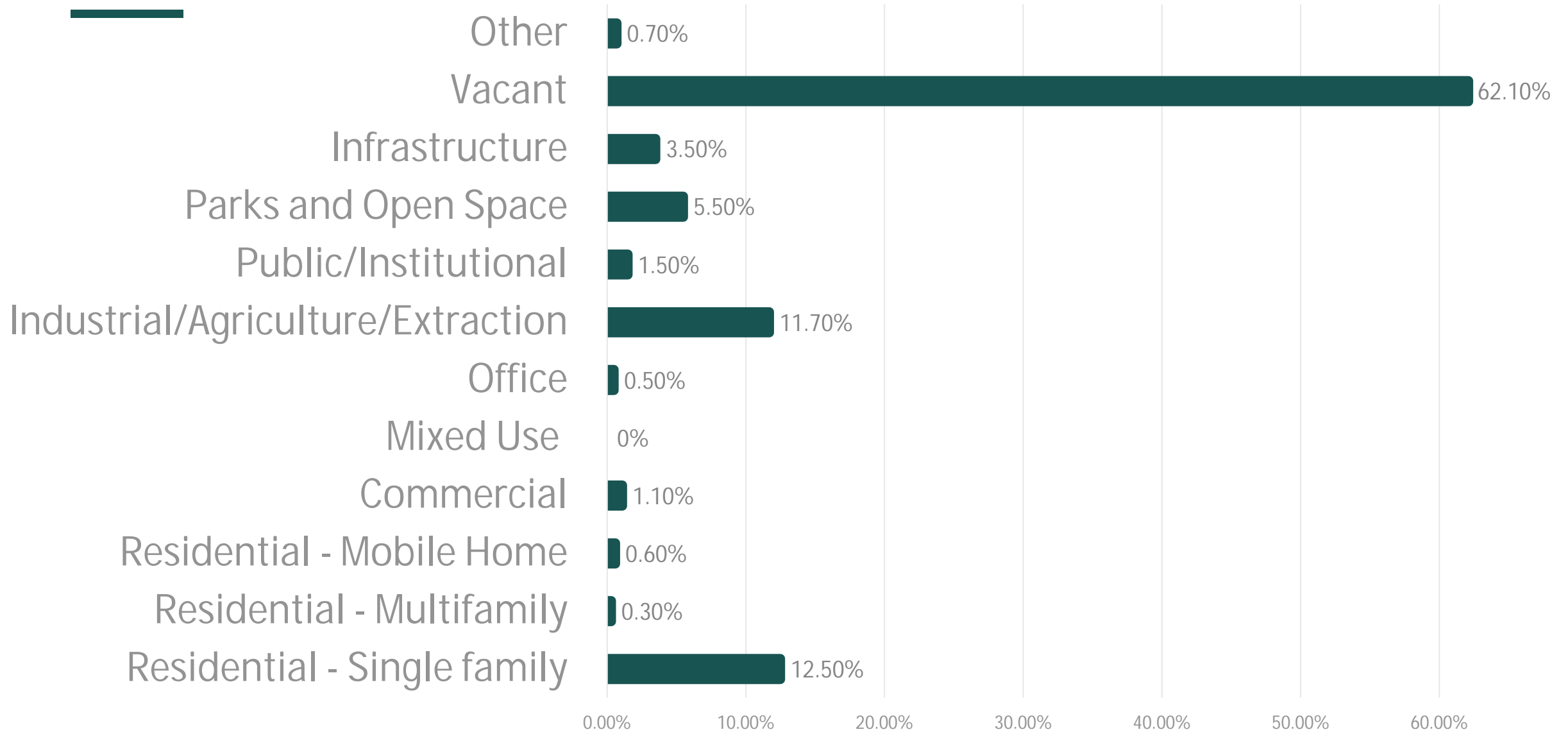# Existing Land Use (What's on the ground)
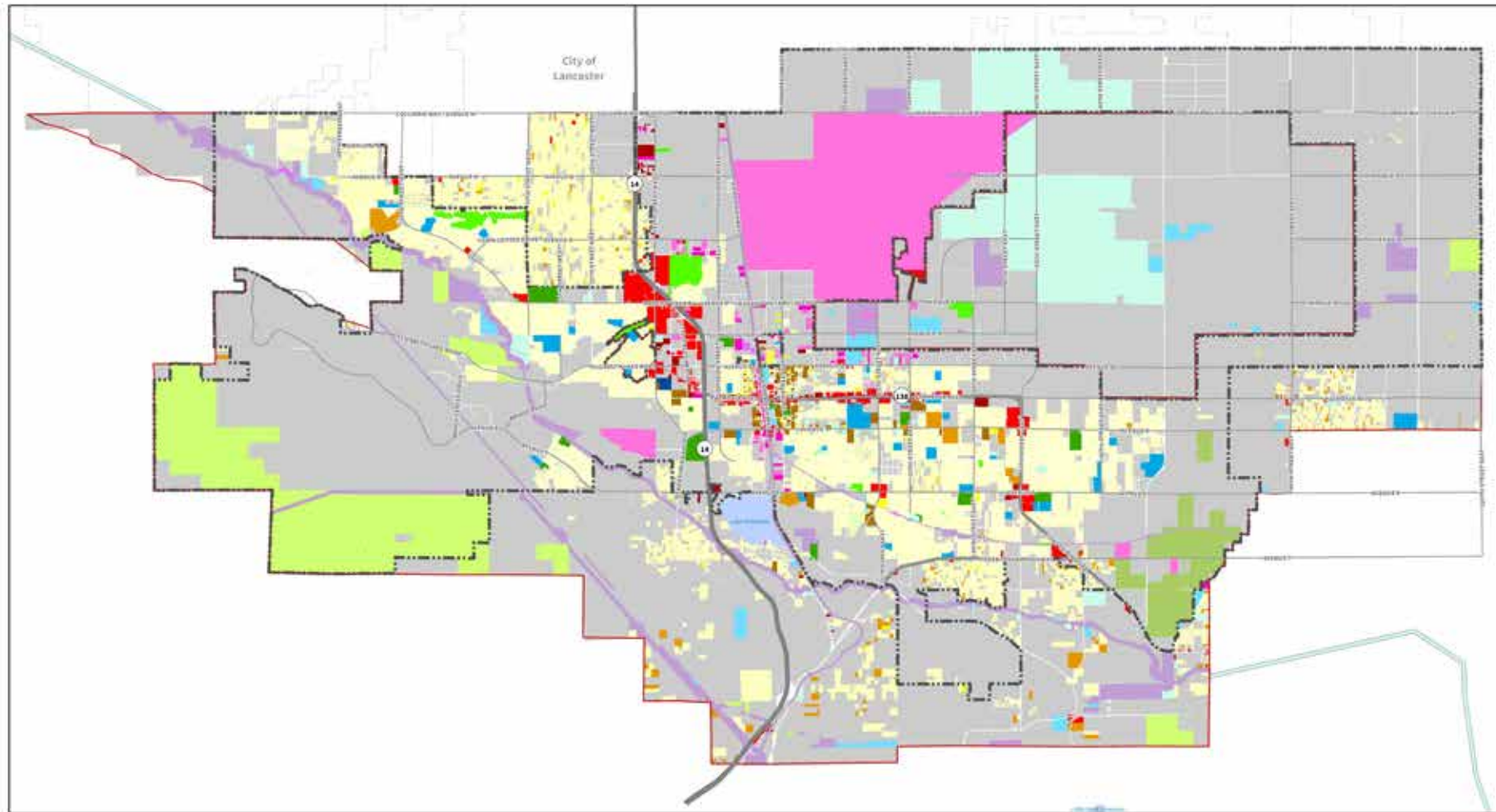
Existing Land Use

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

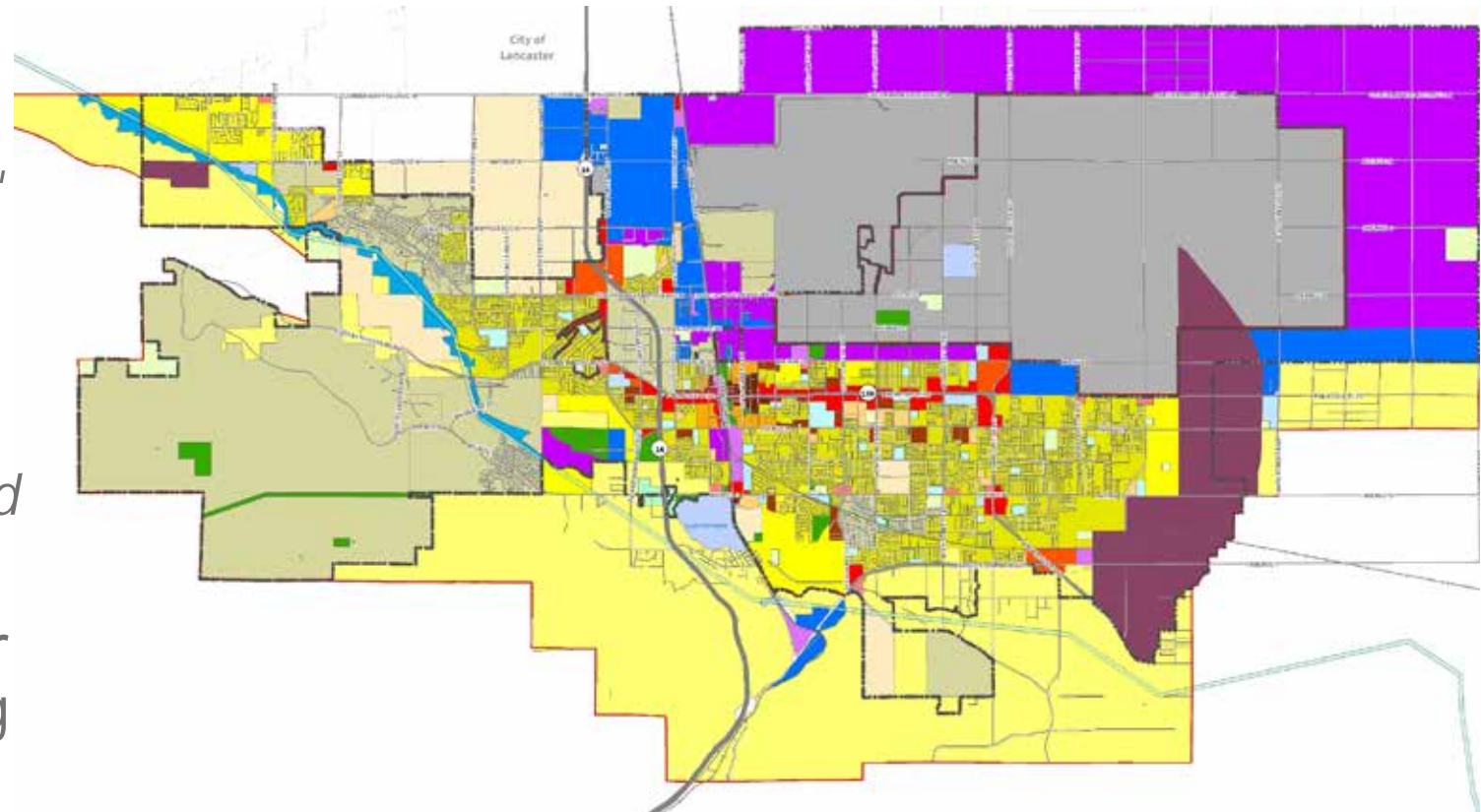| Color	Land Use	Color	Land Use	Color	Land Use	Color	Land Use	Color	Land Use
	Accommodation		Hospitals		Natural Resources		Private Institutions		Transportation
	Agriculture		Industrial		Natural/Conservation		Public Education		Utilities/Communications
	Cemeteries		Mixed Use		Office		Retail/Commercial		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 Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.
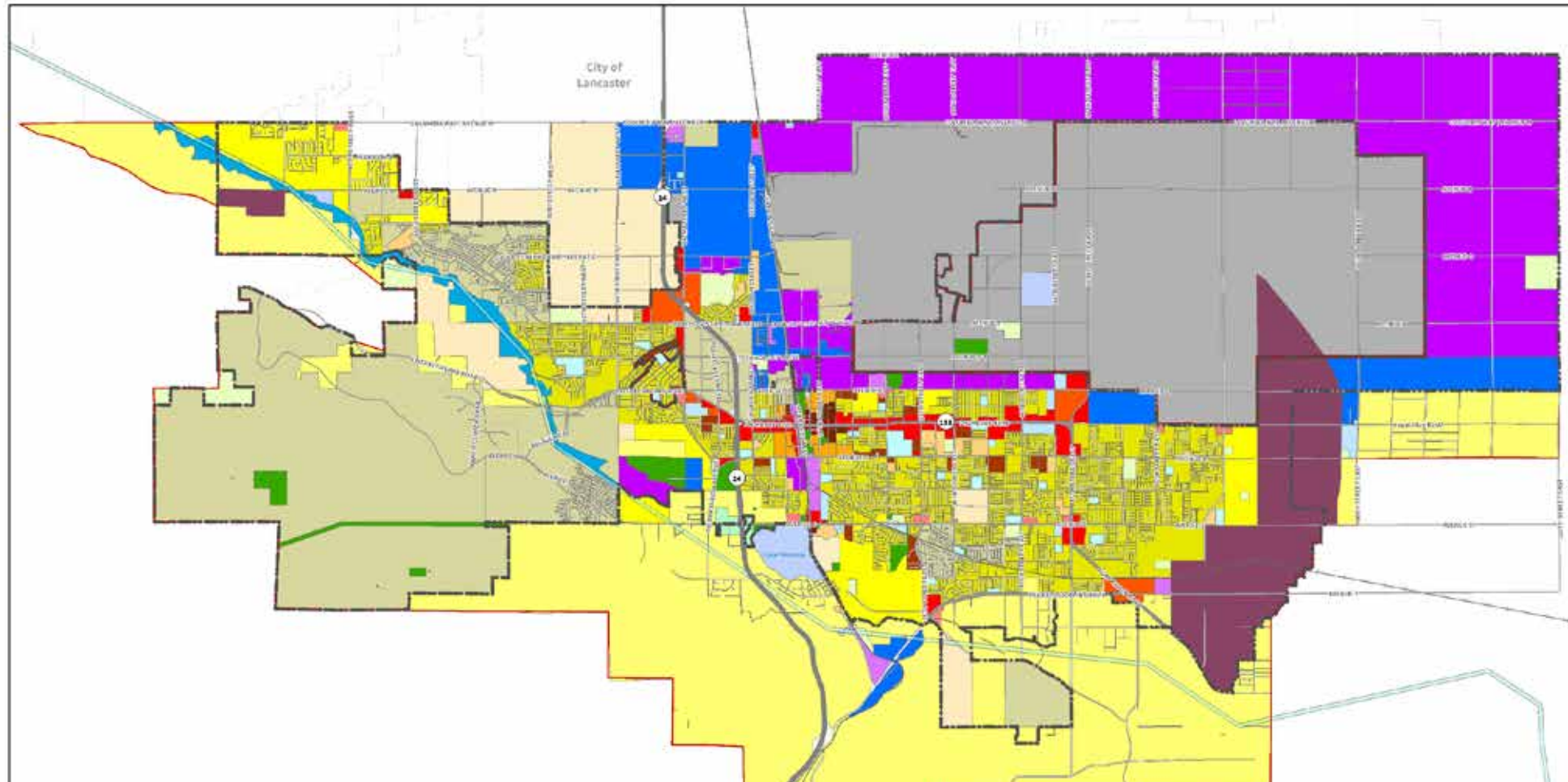
Produced by Raimi + Associates
March 2020

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Existing Land Uses

Land Use	Percentage
Other	0.70%
Vacant	62.10%
Infrastructure	3.50%
Parks and Open Space	5.50%
Public/Institutional	1.50%
Industrial/Agriculture/Extraction	11.70%
Office	0.50%
Mixed Use	0%
Commercial	1.10%
Residential - Mobile Home	0.60%
Residential - Multifamily	0.30%
Residential - Single family	12.50%

What are General Plan Land Uses?

- Establishes **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** (Citywide and planning sub-area). Other Elements ensure there is adequate infrastructure and services

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Current General Plan Land Use

Overview of Land Use Alternatives

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
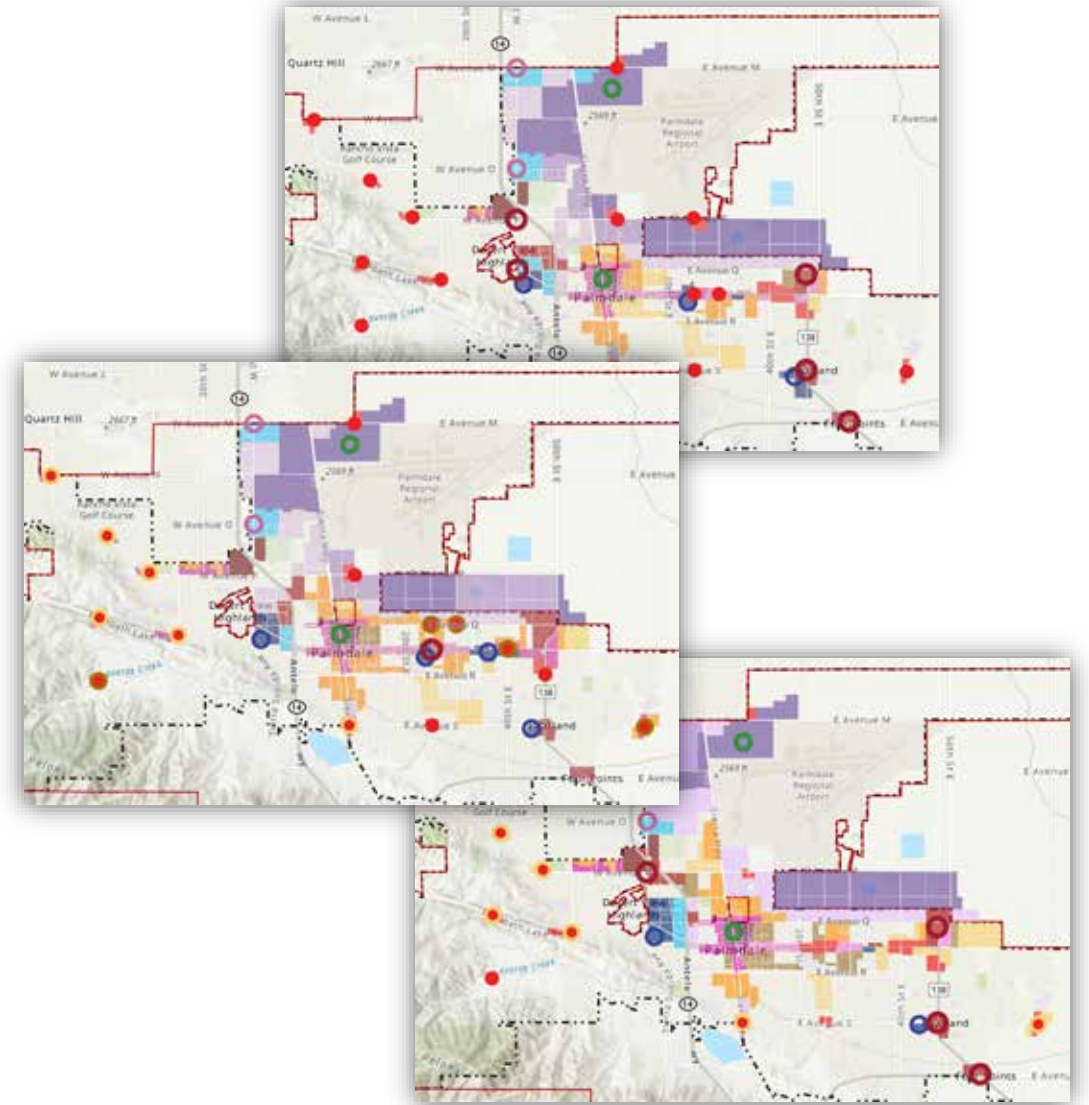
Quality + accessible education

Preserve natural setting

Forefront of transportation Innovation

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

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What Do the Alternatives Test?

Pattern of Land Uses

Mix of Land Uses

Intensity of Land Uses

Evaluation Criteria

(number of jobs & housing units, travel patterns, emissions, etc.)

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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

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Development Constraints Analysis
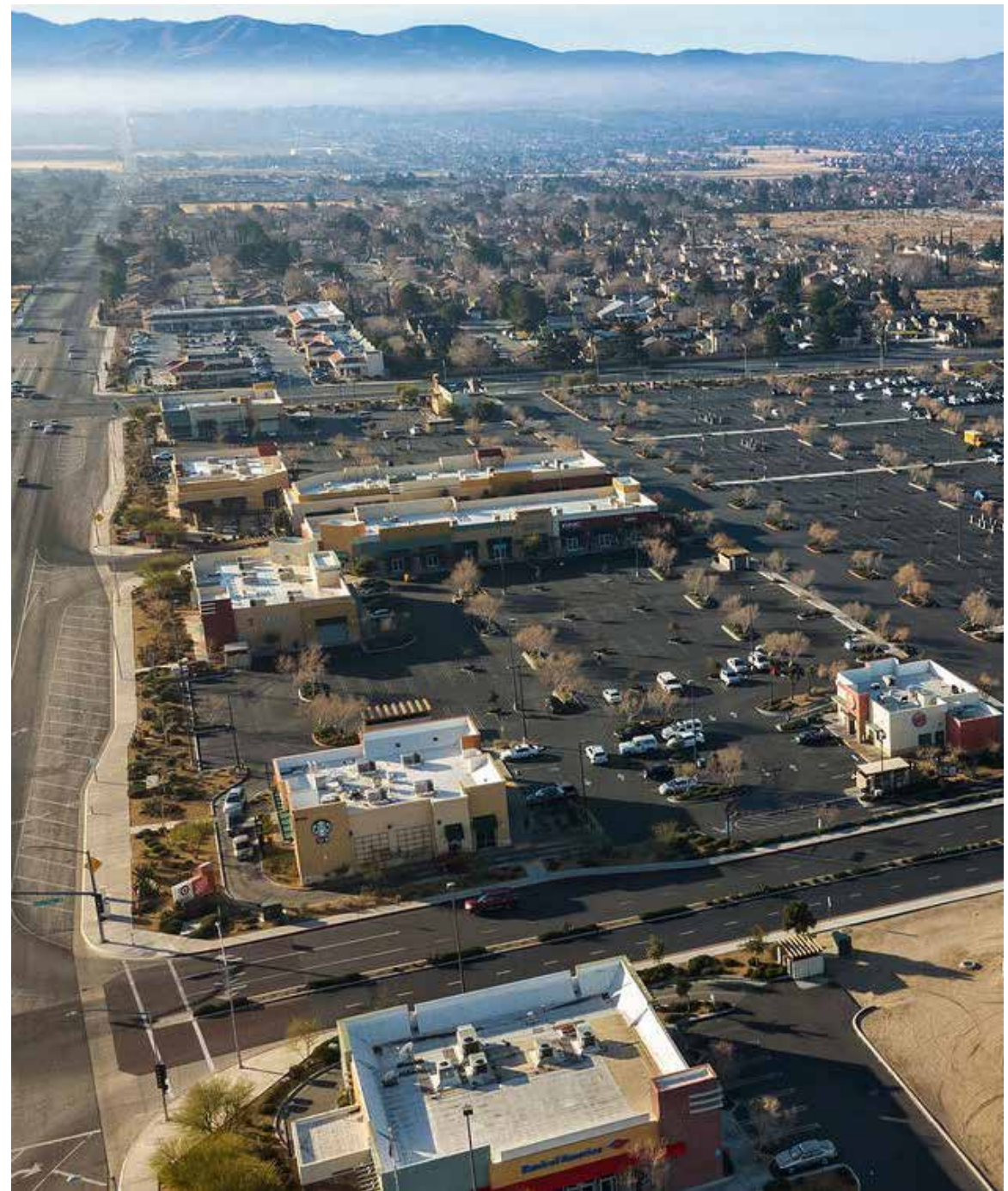
Constraints
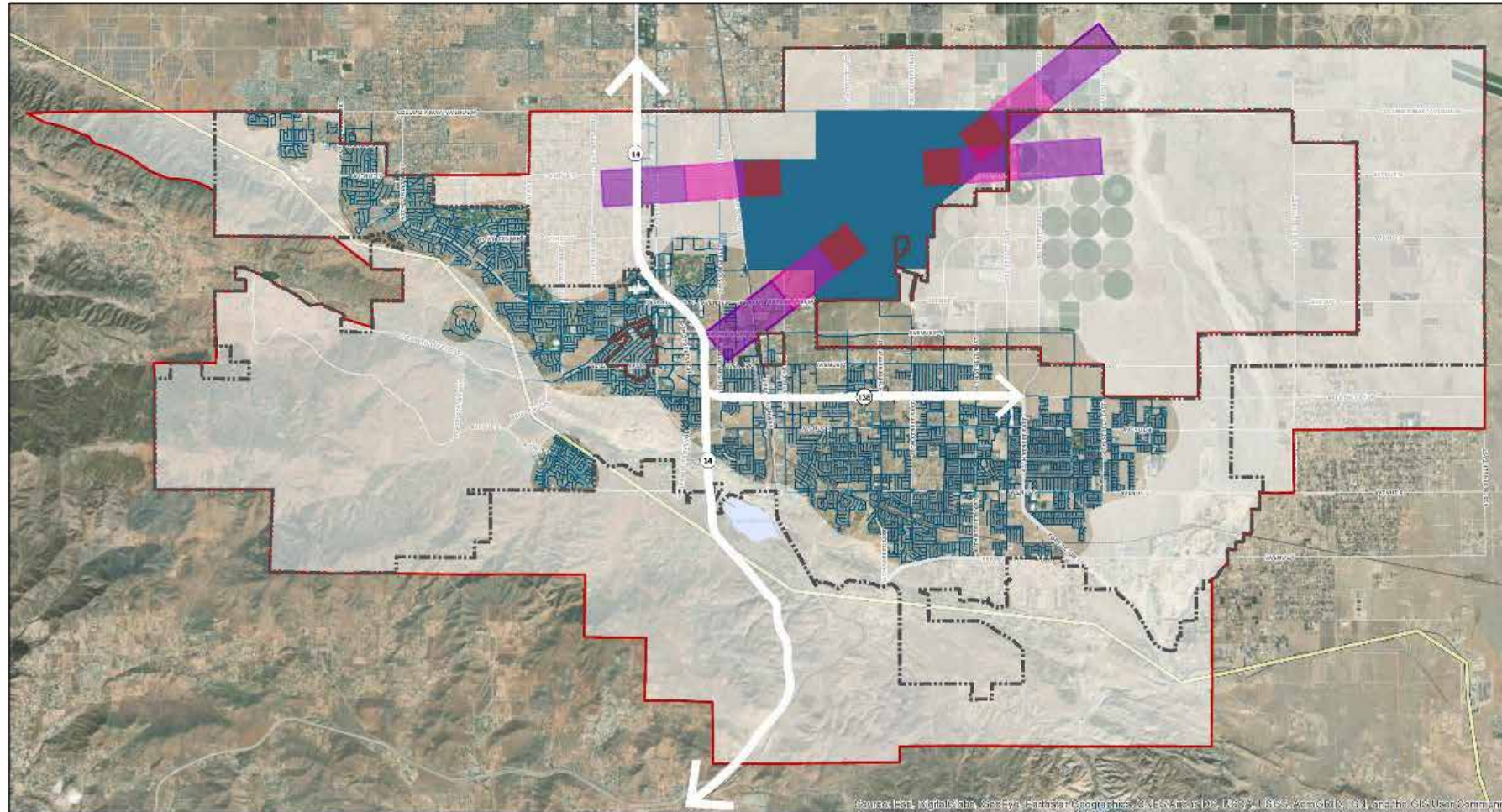
Air Installations Compatible Use Zones

City Boundary
Sphere of Influence
California Aqueduct
Major Highway/Arterial

Railroad
Water Body
Park

Clear Zone
Accident Potential Zone (APZ) I
Accident Potential Zone (APZ) II

Air Force Plant 42
City of Palmdale Sewer Mainline
City of Palmdale Storm Drain Mainline
Limited or No Utilities
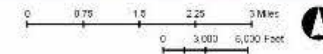
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Areas of Change and Stability
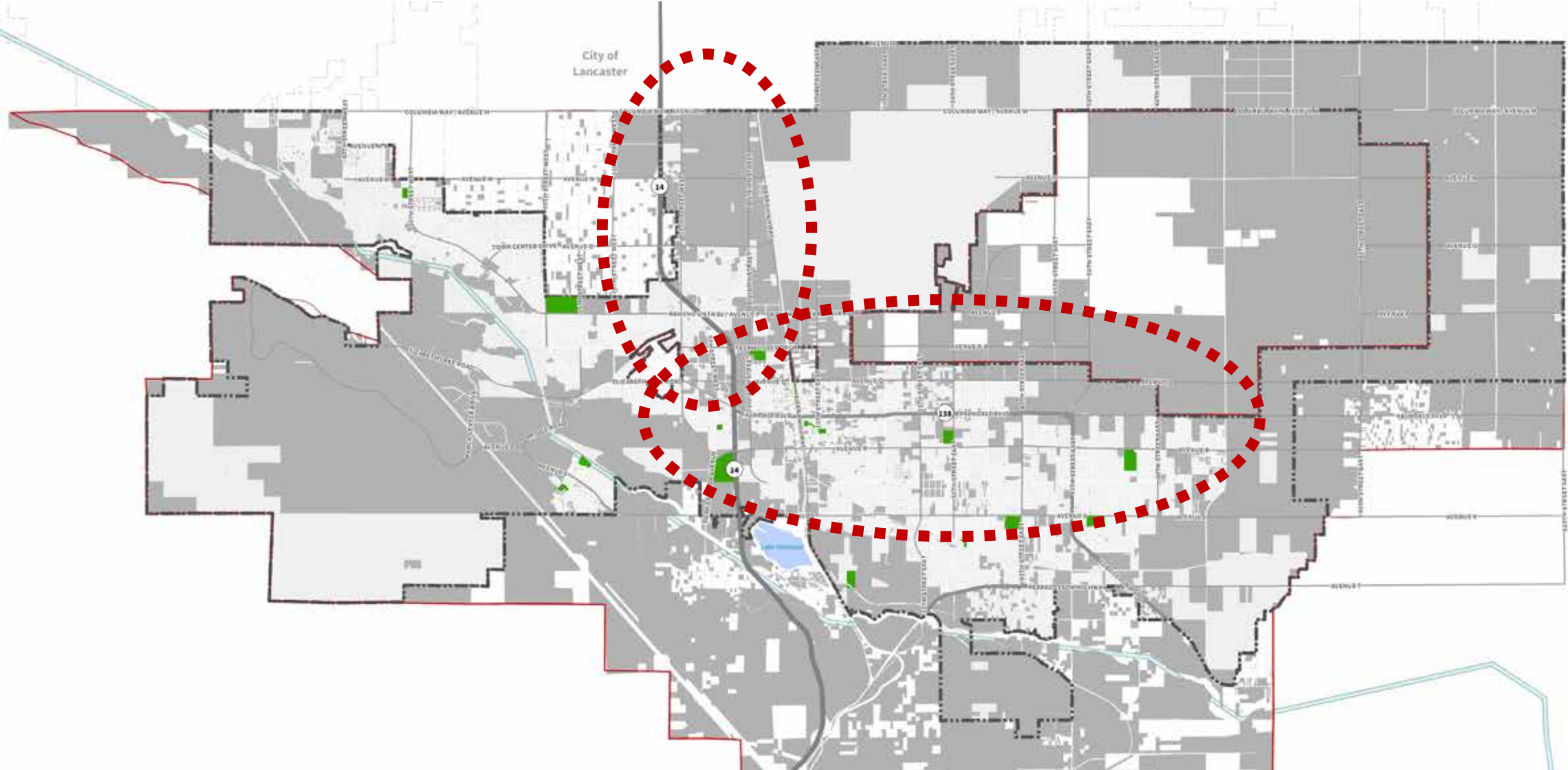
Palmdale 2045
General Plan Market
Summary

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

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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)
Residential	14,000 – 20,000 units	37,000 units
Retail	0.75 – 1.1 million SF (17 to 23 acres)*	6.6 million SF (152 acres)
Industrial	3.1 – 5.5 million SF (71 to 126 acres)*	220 million SF (5,051 acres)
Office	0.95 – 1.2 million SF (21 to 28 acres)*	5.5 million SF (126 acres)
Hospitality	780 – 1,100 rooms	Part of Retail and Office land uses for zoning purposes

GPAC + Public Feedback (Meeting #5 Part 2)

Feedback from GPAC Meeting #5 Part 2
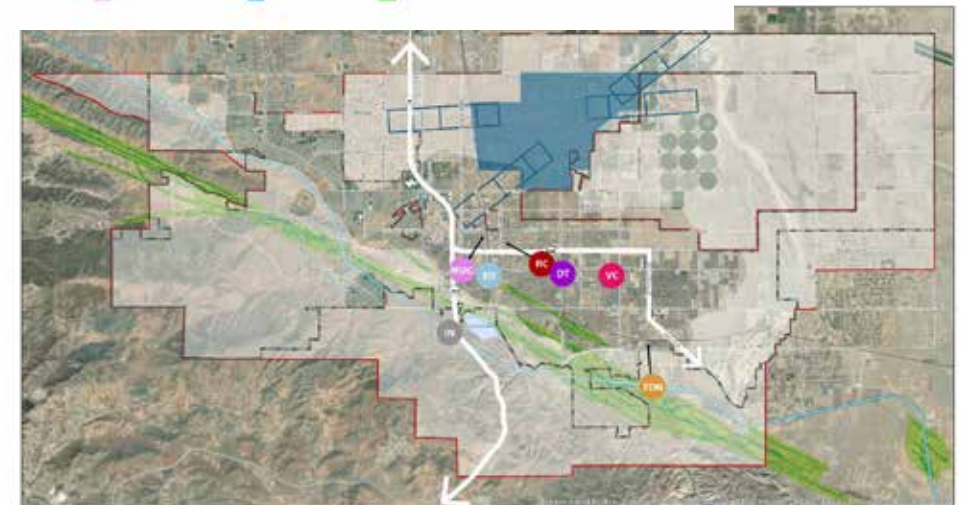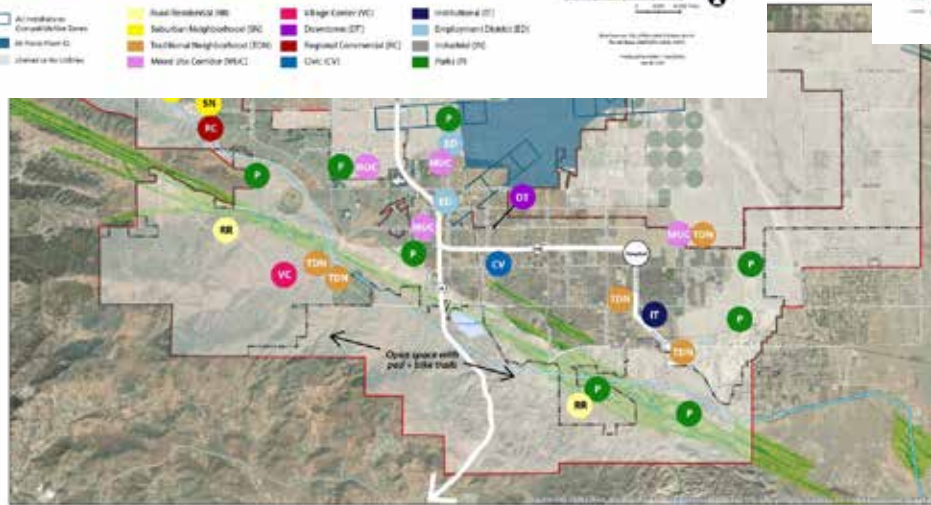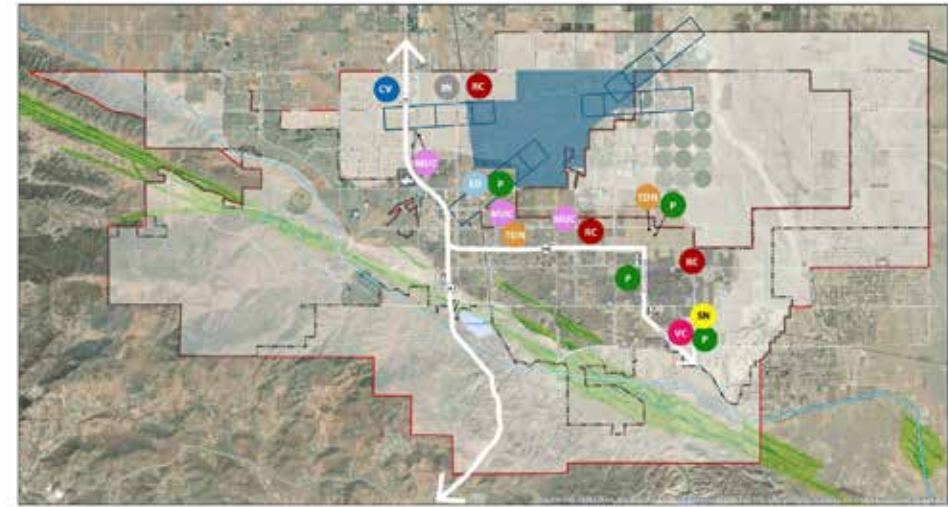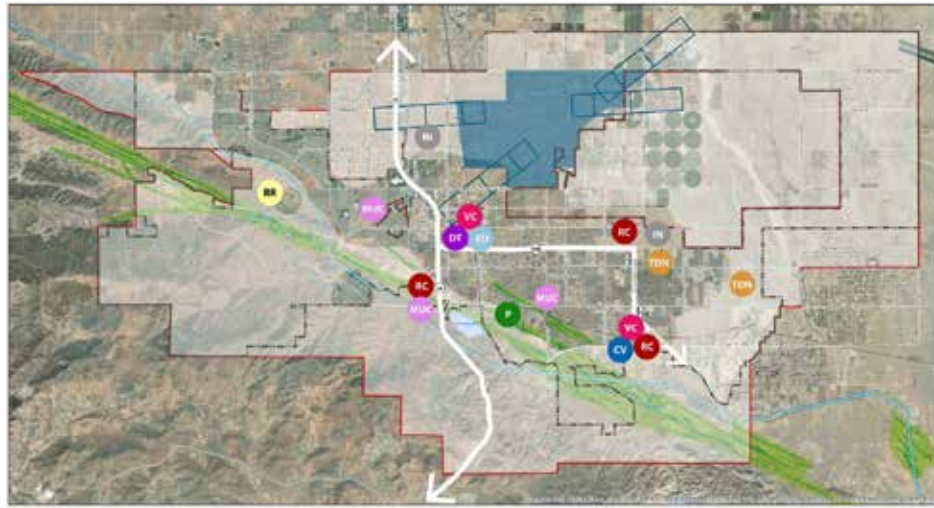
Feedback from GPAC Meeting #5 Part 2

- Diverse employer base
- Four-year university/education
- Hospital/medical facilities
- Open space trail system
- City center and old town
- Better dispersed goods and services
- Transportation options
- Passenger air service

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Palmdale 2045 General Plan Land Use Designations

Palmdale 2045 Land Use Designations

Residential

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

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
Industrial (IND)	
Aerospace Industrial (AI)	
Institutional (I)	
Mineral Resource Extraction (MRE)	

Public

Type	Example Images
Public Facilities (PF)	
Open Space (OS)	

POLL

Questions?

Palmdale 2045 General Plan Land Use Framework

Land Use Framework

Plant 42

Legend:
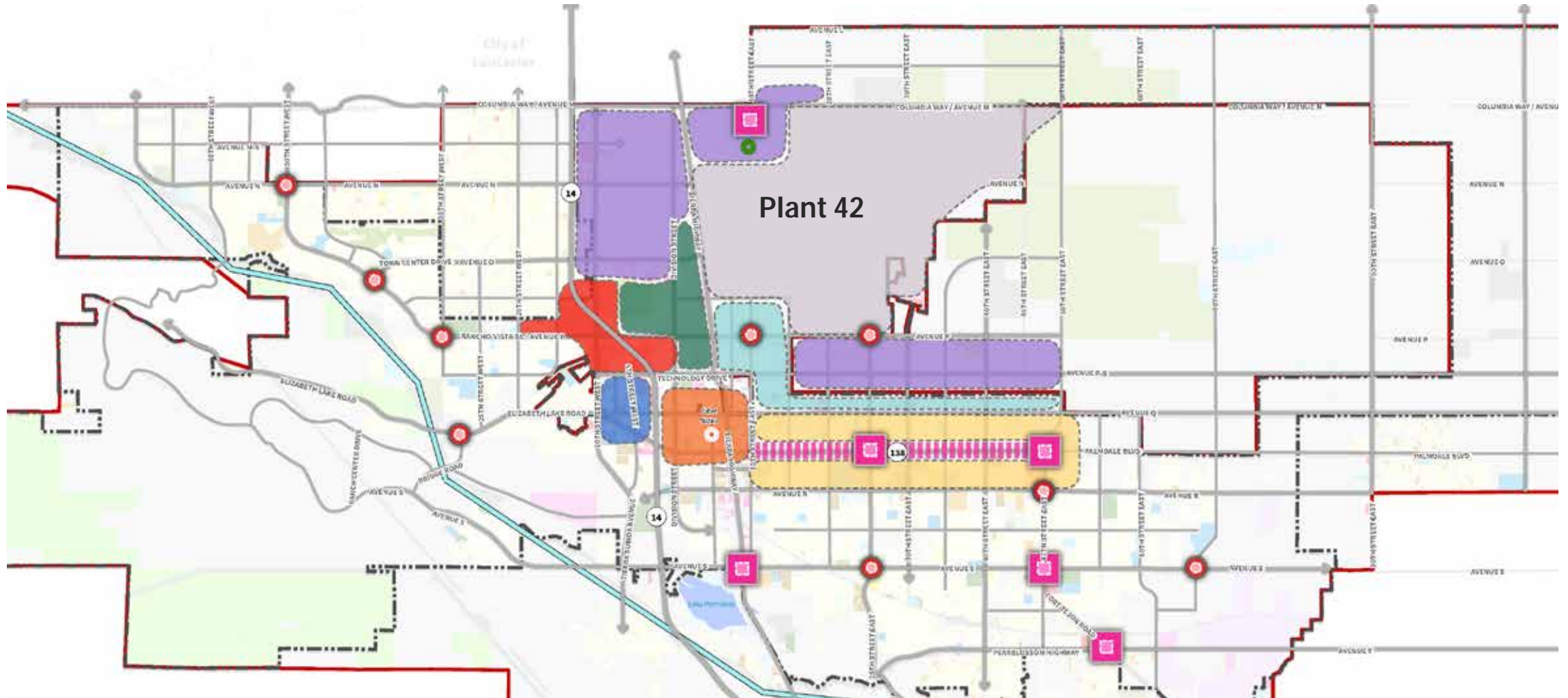
- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Transit Station
- Airport Terminal
- Downtown
- Medical District
- Mall District
- Plant 42
- Mixed Business District
- Employment District
- Mid Town District
- Transitional District
- Corridor
- Multi-Use Node
- Village Center
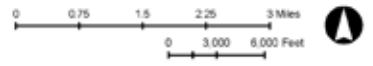
0 0.75 1.5 2.25 3 Miles
0 3,000 6,000 Feet

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

Land Use Framework

Plant 42

Employment uses around Plant 42

Transitional Employment

Regional Commercial uses around AV Mall

Mixed Use Corridor along Palmdale Blvd.

Mixed Residential on both sides of Palmdale Blvd.

Medical District at PRMC

Downtown

Village Centers

Multiuse Centers

Land Use Framework – Village Centers

- 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

- All new residential development will be required to provide open space/park space per city standards

- The preferred land use alterative will incorporate trails and other types of parks and open space

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Land Use Alternatives

Purpose of Alternatives

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

Pattern of Land Uses

Mix of Land Uses

Intensity of Land Uses

Evaluation Criteria

(number of jobs & housing units, travel patterns, emissions, etc.)

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Alternative #1

Visitor Commercial

Aerospace Industrial around Plant 42

Industrial Uses

Flex Employment

Medical + Education District

Regional Commercial

Higher Density Residential infill

Village Centers (Commercial uses with surrounding residential)

Higher Density Residential infill

Medical District

Quartz Hill
Palmdale
Sierra Hwy
E Avenue
E Avenue P
E Avenue Q
Palmdale Blvd
E Avenue R
E Avenue S
Palmdale
Pearland
Four Points
50th St E
40th St E
47th
14
14

Alternative #1

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

Visitor Commercial

Aerospace Industrial around Plant 42

Industrial Uses

Flex Employment

Regional Commercial

Medical District

Village Centers (Commercial + Retail)

Lower density residential infill

Expanded Medical District

Education District

14

Quartz Hill

Sierra Hwy

Desert View Highlands

Palmdale

E Avenue P

E Avenue Q

E Avenue R

E Avenue S

Palmdale Blvd

Pearland

Four Points

20th St E

40th St E

47th

50th St E

Alternative #2

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

Visitor Commercial

Aerospace Industrial around Plant 42

Industrial Uses

Flex Employment

Two Education Districts

Regional Commercial

Expanded Medical District

Village Centers with mixed commercial and residential

Medium Density Residential Infill

Medical District

E Avenue O

E Avenue R

E Avenue S

Palmdale

Desert View Highlands

Quartz Hill

Pearland

Four Points

14

14

50th St E

20th St E

40th St E

47th St

Sierra Hwy

Alternative #3

Village Centers

- Higher density mixed use retail + residential

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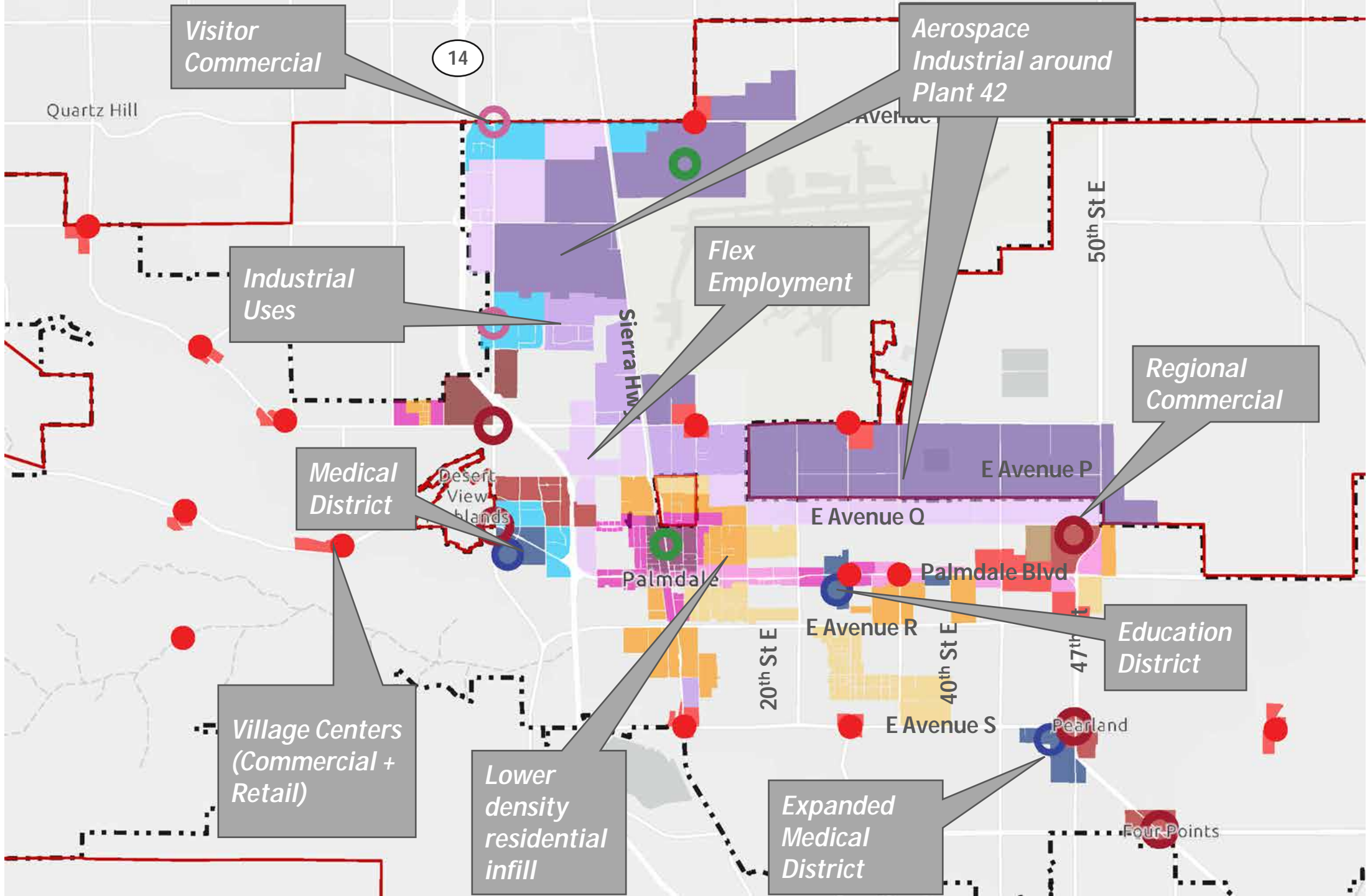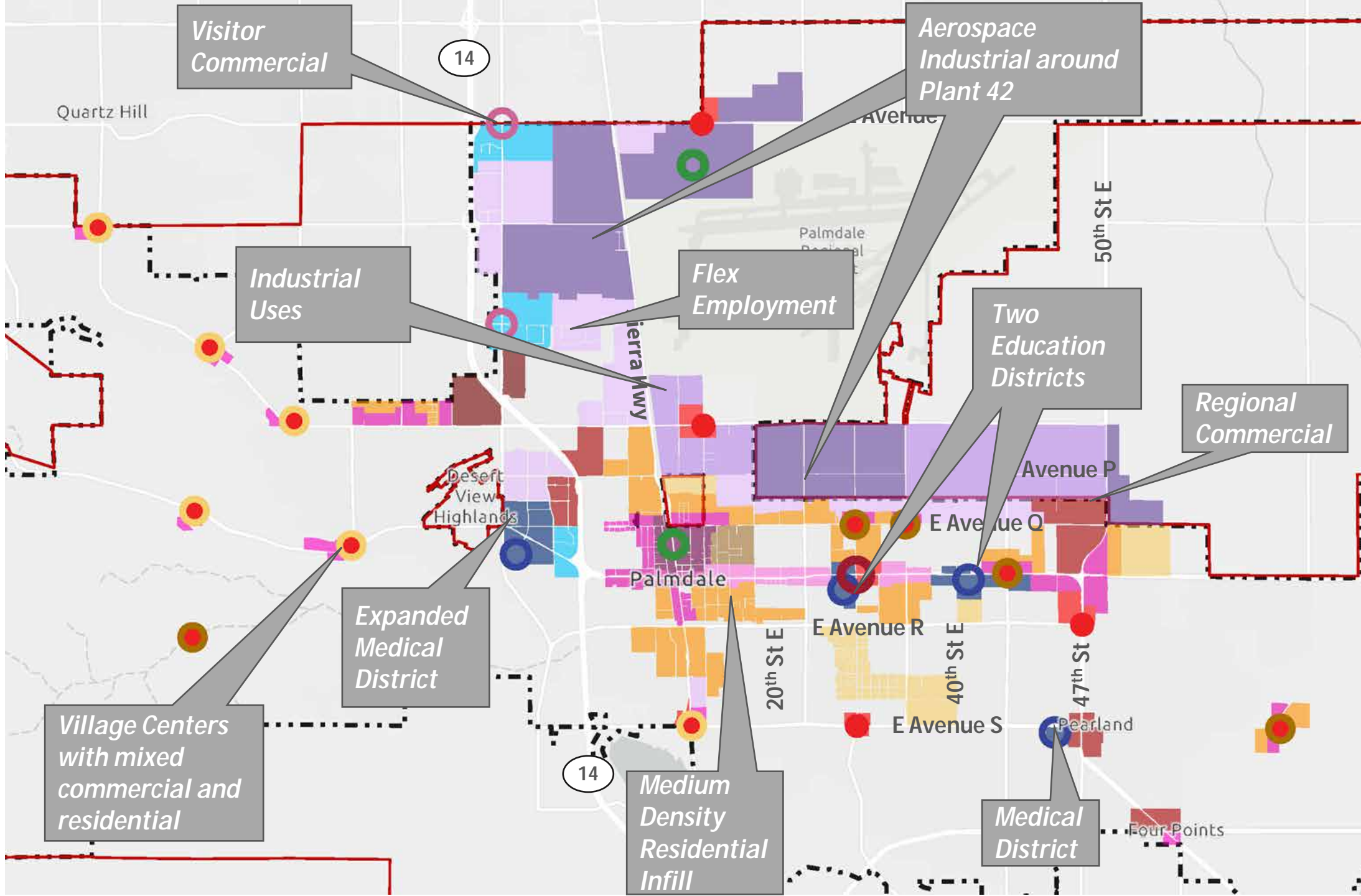
Residential

- Middle density housing around downtown and Palmdale Boulevard
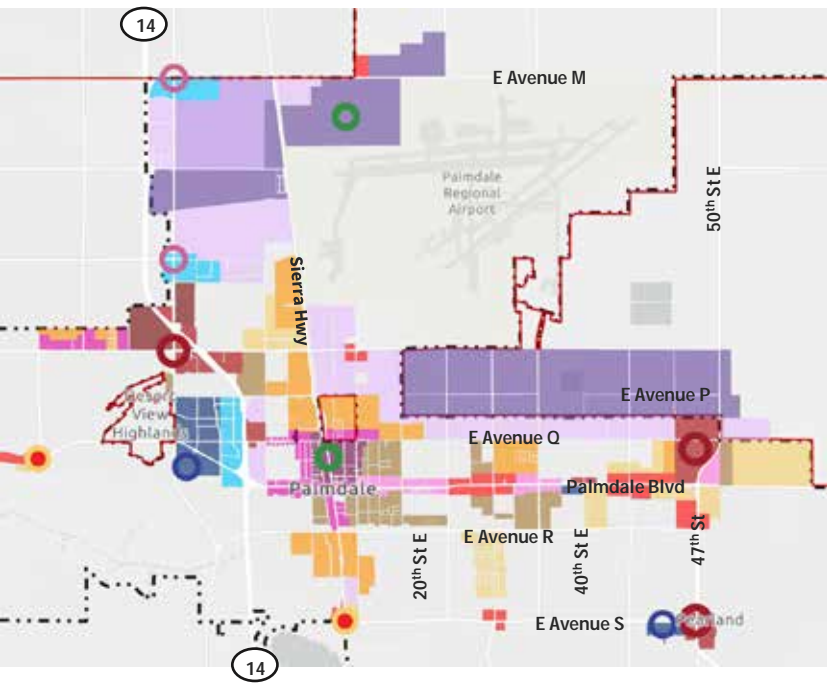
  (Mixed Neighborhood 3)

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

Legend:
- Education/Health Center
- Regional Multiuse Center
- Transportation Hub
- Visitor Commercial Center
- Village Center: Neighborhood Commercial Center
- Village Center: Neighborhood Commercial Center and Mixed Neighborhood 2
- Village Center: Neighborhood Commercial Center and Mixed Use 3
- Mixed Neighborhood 2 (MN2)
- Mixed Neighborhood 3 (MN3)
- Mixed Neighborhood 4 (MN4)
- Mixed Use 1 (MU1)
- Mixed Use 2 (MU2)
- Mixed Use 3 (MU3)
- Mixed Use 4 (MU4)
- Aerospace Industrial (AI)
- Industrial (IND)
- Employment Flex (EF)
- Regional Commercial (RC)
- Neighborhood Commercial (NC)
- Visitor Commercial (VC)
- Institutional (I)

How Do They Compare?

Measuring the Alternatives

The metrics below illustrate how each of the three alternatives compare to one another (focusing on the potential growth and change in just the City's core)

TOTAL HOUSEHOLDS
- Current Plan
- Alt 1
- Alt 2
- Alt 3

ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD
- Current Plan
- Alt 1
- Alt 2
- Alt 3

ANNUAL HOUSEHOLD COST: TRANSPORTATION + ENERGY + WATER
- Current Plan
- Alt 1
- Alt 2
- Alt 3

TOTAL JOBS
- Current Plan
- Alt 1
- Alt 2
- Alt 3

WALKING/BIKING TRAVEL MODE SHARE
- Current Plan
- Alt 1
- Alt 2
- Alt 3

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Questions?

Discussion

Upcoming Events and Next Steps

- **Virtual Workshop + Survey** | Ongoing though August 23, 2020 – **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

July – Aug 2020	Sept 2020	Oct – Dec 2020	Dec 2020- Nov 2021
Virtual workshop + Survey, GPAC meeting #7, Focus Group meetings	City Council + Planning Commission Review	Preferred Alternative and Policy Development	General Plan Preparation

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Thank you!

City of Palmdale

Carlene Saxton, *Deputy Director of Economic and Community Development*

Phone
661-267-5200

Email
generalplan@palmdale2045.org