



# City of Palmdale General Plan Update General Plan Advisory Committee

Meeting #10: January 13, 2021 | 6:30 pm – 8:30 pm

*Virtual Meeting via Zoom with livestream to YouTube*

## Agenda

### Meeting Objectives

- Review the preferred land use alternative

### Meeting Agenda

**6:30 pm**

#### Call to Order

- Pledge of Allegiance
- City staff introductions
- GPAC roll call
- Approval of GPAC #9 meeting minutes

**6:40 pm**

#### Review Meeting Procedures

**6:45 pm**

#### Presentation and Discussion

- Background
- Framework
- Land use alternatives and community feedback
- Preferred land use alternative

**8:15 pm**

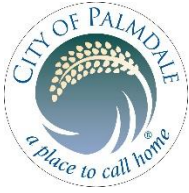
#### Public Comment (submitted comments)

**8:30 pm**

#### Wrap-up + Adjourn

*This (Zoom meeting for GPAC members) will be livestreamed to YouTube for the public to view and provide comments. Visit the [Palmdale 2045 YouTube Channel by clicking here](#) on January 13<sup>rd</sup> at 6:30 pm to view the meeting.*

**Attachments:** Draft meeting minutes from GPAC #9 Meeting, October 28, 2020 (Health and Environmental Justice)



# City of Palmdale General Plan Update

## General Plan Advisory Committee

Meeting #8: October 28, 2020 | 6:30 pm – 8:30 pm  
*Virtual Meeting via Zoom livestreamed to YouTube*

## Draft Meeting Minutes

### Meeting Objectives

- Provide background on health and equity in Palmdale
- Brainstorm goals and policies that can be included in the General Plan

### Attendees

#### GPAC Members

##### Present:

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

**Absent:** None

#### City Staff

Department of Economic and Community Development: Carlene Saxton, Acting Director; Drew Pletcher, Deputy Director; Megan Taggart, Acting Planning Manager; 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 an outline of the meeting structure, roll call, introductions of City staff, the consultant team and GPAC members, and recital of the Pledge of Allegiance. The group was notified that Joe Parisio stepped down from the GPAC. Alternate member, Colby Estes, will now become a regular GPAC member.

Members of the public were encouraged to follow along and provide feedback through the Palmdale 2045 YouTube Channel and online comments forum.

Next, Pat Hunt motioned to approve GPAC #8 meeting minutes (September 23, 2020) and Juan Blanco seconded the motion. None opposed so the motion passed.

Pat Hunt reiterated the desire to receive draft meeting minutes early, to which the General Plan Team agreed and noted that the previous GPAC minutes were sent within two weeks of the last meeting.

**2. Presentation**

Simran Malhotra led the evenings presentation which began with an overview of equity, SB 1000, identification of disadvantaged communities, and questions to consider throughout the presentation.

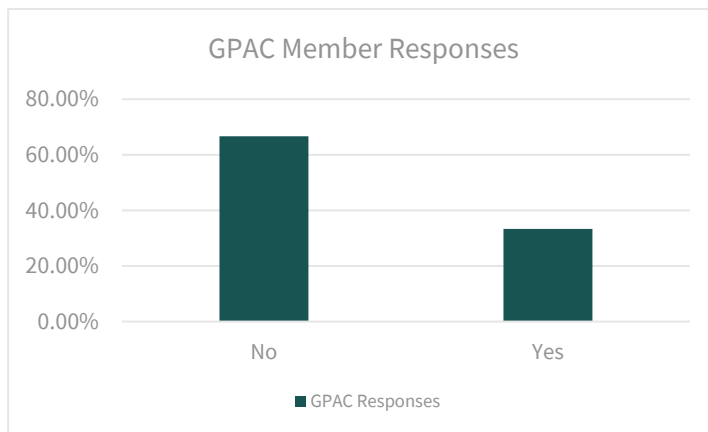
Simran described the methodology and requirements as per SB 1000, the guidance for which has been developed by the Office of Planning and Research and released in June 2020. The presentation was split into seven sections: methodology for community health assessments, social determinants of health, health outcome assessment, built environment assessment, environmental pollution assessment, conclusions, and draft policy topics for discussion. The conclusions section contained maps with the census tracts identified as disadvantaged per the methodology. A modified map that removed the vacant portions of these census tracts was also provided.

GPAC Members were sent an electronic copy of the Public Health and Equity Existing Conditions Report in advance of the meeting for context, links to the Healthy Places Index website that was used for the data in the analysis, and a worksheet with two discussion questions. GPAC members were asked to provide their responses to the worksheet by Monday, November 2, 2020.

**Feedback**

During the presentation, the group stopped for questions, comments, and to administer two polls. Please note that not all GPAC members participated in all polls. Members of the public had access to an online forum with the same questions as those presented to GPAC members, however, there were no responses. GPAC member comments and questions, General Plan team responses, and zoom poll results are summarized below:

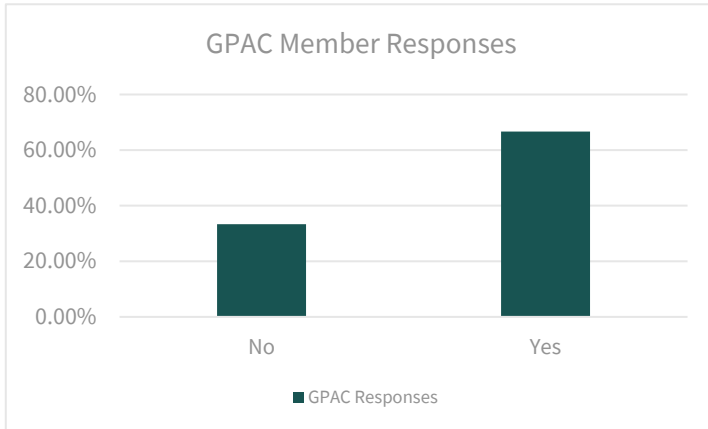
**1. Are we missing any factors to establish health and equity?**



*GPAC Comments on the first poll:*

- Equity in physical fitness across Palmdale. Including access to sports, access to public parks, etc.
- Lower education attainment and lower income also affect health and equity in Palmdale

**2. Do you think there is an issue of equity in Palmdale today?**



No additional GPAC comments on the second poll.

**GPAC questions and comments on the presentation:**

- The median household income census tract map shows a dark area for lower income, but on the second map the same area is showing as vacant. Can you explain why?
  - *The General Plan team noted that information is provided for the entire census tract. Majority of a census tract may be vacant with a small portion of households in one area. The data presented is for the entire census tract, which we agree can be misleading initially. A map that illustrates the vacant portions of these tracts was also presented.*
- Where is the median household income (for census tracts) data presented in this presentation from?
  - *This set of data is from the American Community Survey which is updated every year looking back at a five-year period.*
- Based on the number of cars and trucks in Los Angeles, how can Palmdale create more ozone pollution than the Los Angeles County Basin? These numbers seem skewed, I feel that Los Angeles County dumps on us in Palmdale.
- We have thousands of new jobs protected in the Antelope Valley; population numbers are going to change. We are working on improving things now through the General Plan, how soon will this plan address these issues?
  - *The General Plan team clarified that the purpose of sharing this analysis is not to focus on the results, but to see how things could and should change. What are the policy directives that we can look at and what actions should be taken to address these impacts? How do we make changes? We are here to discuss this tonight.*
- I am concerned with the health and education of Palmdale. The data is showing that both are 20% worse than Los Angeles County. I wish we could look at where people are living in isolation. If you remove the west side, Palmdale does not look like a great place to live.

- To my knowledge Palmdale is worse than Los Angeles County in more than 14 different sectors when looking at key indicators of health. Which data do we use? Are all sources essentially saying the same thing?
  - *The General Plan Team responded that we are using secondary data as required that is available through the State, County, Federal sources and the American Community Survey (ACS). Several indices show specific areas in Palmdale as highly vulnerable including the Healthy Places Index, the detailed CalEnviroScreen results, and the social vulnerabilities indicators from the CDC. Additionally, while the composite score for CalEnviroScreen shows no areas as being impacted, when we look at individual pollution indicators in combination with low income tracts, we see several tracts being identified as DACs. This is primarily due to ozone pollution.*
- This analysis shows the entire city is impacted. What do we do with this data? How do we apply it?
  - *The General Plan Team responded that this analysis shows portions of the City are identified as disadvantaged communities per the required State methodology. There are built environment impacts, access, and environmental impacts. With this data, we understand that health and equity are issues that the General Plan can and should address through policies and actions.*
- This element affects so many other parts of the General Plan. What can we do to address these health issues? It is a vicious circle.
- We have less grocery stores in Palmdale and more fast-food restaurants. How are people supposed to access health foods in Palmdale? Why is Palmdale letting more liquor stores open? It relates to the ongoing health issues.
- In certain areas of the city there are few grocery stores and an abundance of convenience stores that sell tobacco products and liquor.
- Senior and low-income apartments in Palmdale do not have access to a grocery store. Many health problems and disparities are concentrated on the East side of Palmdale.
- A lot of other cities have frequent farmers markets, can we promote and encourage that in Palmdale? It is hard to entice grocers and supermarkets to locate in an area.
  - *The General Plan Team responded that a farmers' market would be a great addition to Palmdale, the city currently does not have any certified farmers markets. Palmdale could potentially support multiple farmers markets across the city.*
- New grocery stores are tied to housing. Developers will look at the housing data and population information before locating a new supermarket. I believe the loss of redevelopment and strict environmental regulation makes it difficult to develop in California.
  - *The team responded that the General Plan would establish policies to attract the right kind of users in certain locations. It will serve as a framework for desired changes to occur.*
- I agree that development fees are too high in Palmdale, it is hurting the middle class.
- What are the control mechanisms for keeping uses like housing, retail, and jobs, etc. balanced in Palmdale?
  - *There are several things the city can do through policy like require phasing of multi-use developments to include retail within a certain timeframe of residential development.*

### 3. Policy Direction Discussion

The GPAC focused on policy direction to improve health and equity for the group discussion, as opposed to specific questions identified in advance. A summary of the feedback by policy topic area is listed below. These are in addition to the topics presented for discussion.

#### Food Access

- New farmers markets throughout town
- Town center and downtown as key locations for supporting new farmers markets
- Open air markets on vacant parking lots

#### Air Quality/Respiratory Health

- Management and expansion of trees
- Discourage cigarette sales and stand-alone liquor stores and discourage clustering of liquor stores near sensitive uses
- Consider an electric tram from Ritter Ranch to Plant 42
- Consider low or-no pollen vegetation for new plantings across Palmdale, as pollen can increase asthma

#### Obesity

- Safety and access to parks, recreation programs, etc. are issues and why many people do not use the existing services and facilities
- Increase family events that promote health and being active at City Hall
- Free or reduced rate activities and programs in Palmdale
- Encourage partnerships with non-profits to improve access to recreational opportunities

#### Housing

- Mixed-use development
- Improve housing affordability

#### Income/Education Disparities

- Educational opportunities on the East Side and West side
- Bring trade schools in Palmdale

#### Other comments

- Desire for more tree management.
- Grocery stores will not locate in areas where they are not allowed to sell liquor or cigarettes.
- Consider AVQMD involvement in our GPAC as a reviewing agency.
- For equity purposes, the library is considering stopping late fees and fees for activities in Palmdale.
- High rate of foster youth in Palmdale who cannot pay service and facility fees for recreation.
- How does Palmdale compare to Los Angeles County for private home loans? Are prospective residents being approved at the same rate?
- Supply versus demand is pushing housing prices up in Palmdale, there is a lack of housing and lack of rental units.
- Consider parking needs with new housing types.

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

A handful of viewers watched the livestreamed meeting on YouTube. None, however provided official public comment through the online forum.

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

Simran closed the evening's meeting with an overview of next steps. The GPAC will return for a discussion on the preferred land use alternative in November or December 2020 with future meetings on other topics such as transportation and land use.

The meeting was adjourned at 8:35 pm.

*One GPAC member sent thoughts prior to GPAC meeting #9 via email. GPAC members were encouraged to provide their responses to the discussion questions shared in advance. All responses received are attached.*

*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.*

# Attachment:

**GPAC Worksheet Responses + Notes**



# Palmdale GPAC #9 Worksheet

**Health + Equity | October 28, 2020**

## Instructions

This worksheet corresponds to the General Plan Advisory Committee (GPAC) presentation and discussion held on October 28, 2020 covering health and equity in Palmdale. Please use this worksheet to write down your individual notes and responses to the discussion questions below. Completed worksheets should be returned to the city of Palmdale by Monday November 2, 2020 at [generalplan@cityofpalmdale.org](mailto:generalplan@cityofpalmdale.org).

- 1. Based on the assessments, what are the most critical health and equity topics that the General Plan should address?**

**Based on the assessments, the most critical health and equity topics that merit attention are as follows:**

<b>Land Use- Built Environment</b>	<b>1st Priority</b>
<b>Transportation - Accessibility</b>	<b>2nd Priority</b>

- 2. What ideas do you have for improving health and equity outcomes in Palmdale?**

- What goals should be established?
- Are there specific targets to strive for?
- How can we measure success?
- What specific policies, actions or funding are needed to improve health and equity?

The tables presented on the following pages is a tool for guiding implementation and or facilitating discussion on the topics from the previous question.

Health/Equity Issue	Action	Focus Area	Topic	Supporting Information
<p>The number of alcohol/tobaccos, fast food, convenience, liquor stores surpasses the number of supermarkets in zip code 93550.</p>	<p>develop an ordinance that restricts the location and concentration of liquor stores in all of the City’s neighborhoods, and within 500 feet of schools and parks. Include an incentive program to facilitate the transition of liquor stores to food markets and local grocery stores. Consider restricting stand-alone liquor stores similar to smoke shops.</p> <p>Identify fast food and liquor/convenience stores as “conditional uses” only, conduct conditional use review upon lease renewal or at point of business sale/</p>	<p>Liquor Store Ordinance</p>	<p><b>Built Environment</b></p>	<p>Zip Code 93550 is the only zip code (vs. 93551 &amp; 93552) who has more convenience, liquor, and tobacco stores than supermarkets. The dearth of supermarkets and saturation of unhealthy outlets puts this community at an inequitable disadvantage that exacerbates the poverty and poor health.</p>
<p>The bus system in the city is very limited and prevents/deters people from using our bus.</p>	<p>Public transit service should connect major destinations in Palmdale including education institutions, community facilities, regional open space areas and major commercial corridors to serve a greater number of riders and reduce commuter vehicle miles. All housing units and employment centers in Palmdale should have access to a local and regional public transit stop. Ensure that all transit stations and routes to and from these stations are safe. Support efforts to expand service at night and on weekends and to make transit affordable and accessible to people of all abilities,</p>	<p><b>Accessibility to transit</b></p>	<p><b>Transportation</b></p>	<p>One of the most common crimes in Palmdale is car theft and the most common reason is need for transportation. A question to ponder: Would improving our transit system eliminate/lower the need to steal cars?</p>

	seniors, youth and low-income households.			
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	Improved Safety in Neighborhoods and Public Spaces	Liquor Store Ordinance		
<b>Bicyclists are forced to ride in dangerous conditions due to the fact that the roads are not inclusive</b>	Explore innovative solutions such as bicycle-sharing programs and encourage businesses, schools and residential developments to provide secure bicycle parking to ensure that these ecologically-friendly, low-impact transportation modes are available to all community members, thereby reducing emissions from vehicles within the City, improving environmental quality and enhancing mobility and connectivity	<b>Inclusive road development to include bicyclists.</b>	<b>Transportation</b>	
<b>The roads are uneven and the terrain is not geared for pedestrians which restricts access to city amenities/features for pedestrians, bikes, and elderly/disabled populations.</b>	Promote walking and bicycling as a safe and convenient mode of transportation. Improve pedestrian and bicycle amenities to serve the recreation and travel needs of residents and visitors in all parts of Palmdale. Where feasible, the City could: connect major destinations such as parks, open spaces, civic facilities, employment centers, retail and recreation areas with pedestrian and bicycle infrastructure; promote shared roadways in residential streets; require new development and redevelopment projects to provide pedestrian and bicycle amenities, streetscape improvements and linkages to planned and completed City and regional multi-use trails; and develop safe routes to schools and out-of-school programs that allow access by bicycle and pedestrian paths or reliable and safe transit.	<b>Physical Barriers and Accessibility</b>	<b>Environmental Environment</b>	

<p>The inequity is due in part to an imbalance between economy, equity and environment.</p>	<p>Develop and adopt tools to routinely evaluate the health impact of new projects, plans, and developments; track how developments are incorporating health (e.g. physical activity, healthy food, improved safety) and share the findings with residents via city newsletter ensuring that the report is available in Spanish for non English speakers and accessible at public facilities (e.g. library) for homeless residents.</p>	<p>Balance between equity, economy, and environment</p>	<p>Built Environment</p>	
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# Palmdale GPAC #9 Worksheet

Health + Equity | October 28, 2020

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### 1. Based on the assessments, what are the most critical health and equity topics that the General Plan should address?

Placing apartments close to, or adjacent to, Park & rides, mall, transportation center to minimize travel in vehicles (personal). Especially important to put low income in those areas close to the freeway and travel.

### 2. What ideas do you have for improving health and equity outcomes in Palmdale?

- What goals should be established?
- Are there specific targets to strive for?
- How can we measure success?
- What specific policies, actions or funding are needed to improve health and equity?

I think we need to protect specific types of housing that are not popular elsewhere, but are popular here. For example - we should protect the horse properties that we have with larger lots. We need to protect some of our farmland & we need to provide choice in housing - in other words - keep suburbs suburban by "stepping down" lot sizes as you get closer to the city center & transportation hubs & continuing to allow larger lots as you get further away from amenities.

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Below you will find my answers to the worksheet questions. Please be advised, that I do not use Microsoft Word. Use Google Docs, it's free.

1. Providing hospitals, medical offices/doctors uniformly throughout Palmdale for all residents to have access.

- 2.a. treat all people equally, regardless of socioeconomic status, race, etc.
- b. establish accessible healthcare for all
- c. by monitoring population of the city with health care facilities and their locations
- d. (no answer at this time)

Thank you,  
GPAC Member

Just wanted to give feedback on this for GPAC staff and City Council. I think the Council will understand what I have been saying when they see the HPI Data and Map. I wished 1-3-5-10 years would stop going by without City doing anything. In 2021 I hope it is finally addressed and the Palmdale College and other things become reality rapidly.

Healthy Places Index(HPI) Health and Education Equity topics for our City.

### **Health Equity:**

**-Central Palmdale Civic Courson Park area** . Need Health Education Center(like LA Health Center on Palmdale Blvd and 20th East put closer to Courson to serve most at need). Need Community Gym and outside Education Workout Stations at Courson Park and another one placed at Hammack Center for residents on that side of Palmdale Blvd. like was done for Pelona Park with AV Healthcare District.

-Need a Grocery Store(not one walkable grocery store within a 3/4 of a mile of Courson Park and Village. Yet this area has higher density zoned with lower income residents that do not have vehicles to drive to the store. Move LA County Offices out of Old Grocery Store Building Shopping Center and put it back for residents. Move County offices into 2 story offices building across the street or old DMV vacant buildings area. This area also has the highest Black population in the city and city is not providing equal opportunity to that population and senior citizens. This is about as big of a social justice equality example that needs to be fixed as you could think of. Not providing Fresh Fruits and Vegetables and food to a vulnerable population. This is the perfect LA Times Story of city shame. Palmdale Planning and Zoning and Manager, Housing and Economic Department's needs to bring higher standards for residents. This has been going on far too long and not being addressed by City. Common sense real easy fix.

-More Dog Parks and designate potty area in New Apartment/Condos projects make it nicer for all.

-Need active senior housing tract community developed for aging population that want to down size.

-Need to incorporate more walking & jogging trails with exercise stations. Data shows fewer active people live on the Eastside.

-Need showers placed at every park to cool down and wash-up to make exercising more enjoyable.

-Need more community parks and trails in open space areas to preserve land and provide walking and jogging trails. Lancaster Prime Desert Woodlands and Apollo Park example. Please go visit City Staff and Raimi Associates. Maybe someone can take New City Manager and his family and new city staff members to walk the park and get them excited for Palmdale. Maybe ask Don the President of AV Audobon Society to give you a tour. Your kids will love it and you will too.

-Natural Bird Watching designated areas around Palmdale, Una Lake and Indian Ponds(Barrel Springs Rd/Ave T-8 and around 37th East.

-Golf Course possible and Man-Made Lake for Eastside need to be developed like Apollo Park, Lake Balboa and Echo Park in LA with recycled Water. Turn Palmdale into a paradise with recycled sewer water and recharge the ground table at the same time. Palmdale is one of the few big cities in the nation that does not do this. Why have a recycled joint board with City and PWD if you're not going to develop our resources to the fullest to benefit residence. Years wasted and millions of dollars in grant opportunities lost for Palmdale. I don't get it?????. How are you going to attract top companies and wealth to our City if it looks mediocre???????

- Develop with Littlerock Creek and Irrigation District Regional Park at Ciénaga Falls.
- Develop Littlerock Gravel Pit Master Reclamation Park Plan.
- More Swimming Pools. There should be a Swimming pool near every High Schools in our City. We live in the desert make it fun =). Form a partnership with High School District and City. Knight High does not have one for our Kids and Senior Citizens on the far Eastside.
- Senior and Community High Heat and relaxing Centers placed all over Palmdale like at Palmdale Library but also at Dry Town, Yellen?, Rancho Vista area.
- EMERGENCY ROOM for Eastside.
- Form Health Partnership with AV Hospital Healthcare District, Palmdale Regional, LA County. Gather Data taken of resident. Provide a detailed Palmdale State of Health Report to track data on suicides, drug overdoses, heart attacks, births, diabetes, strokes, child abuse, domestic violence, rape, cancer, fallen down accidents, drownings Track ER waiting times of AV, Palmdale and Mayo Hospital in Santa Clarita to bring higher standards and shorter ER times.
- Look at developing an Antelope Valley Heath Insurance Company like some communities in the nation have to bring higher standards for our Valley's local residence and jobs it creates.
- Palmdale City and Lancaster and AV Towns pay a Trauma property tax of about \$12-15 Million collectively each year and we only receive maybe half of it now after decades of being taken advantage of by LA County. We were only getting around \$3 Million annually. We need to bring more of the tax money generated here back to the City and Antelope Valley. Need AV area tax Audit done to show we are not getting our fair share.
- Medical training Campus at Palmdale Regional and County Clinic on 40th East and Palmdale Blvd along with AVC, County, State, Kaiser.
- Elderly Care Facilities along Blvd between 38th East and 47th East.
- Fire stations should have Community Rooms to teach CPR, Emergency preparedness and storage for regional disaster supplies for that area around fire station.

### **Education Equity:**

- Need Palmdale Junior Community College Campus for Eastside so distance of higher education is easy, less expensive and more meaningful(pride). Just look at the Data Map and you will see that the Eastside of Palmdale has a higher ethic population, fewer people have higher Degrees and lower incomes compared to West Palmdale and Westside of Lancaster because AVC is there on the Westside and brings in more opportunities and wealth. I envision a Soccer Field for students that brings lots of pride to East Palmdale Spanish population. Closer Campus with Athletic Fields that provide Educational Scholarship Grant Opportunities for students to move further in education and make it more rewarding to attend college. Create a level playing field for all residents of Palmdale. Bring more State Jobs and resources to area to benefit residences, it's that simple. It was a good idea in the 1990's with College Park project and in 2008 when AVC spent \$5 Million on 60 acres.....so why is it not now and why would you not fight for it. It's Common sense, or just plan on opening up Welfare offices on the Eastside. Higher Education is the Great Equalizer of unjust Society they say. So why would Palmdale not make it happen for residents.
- The City and School Districts need to form a Partnership with Silicon Valley Companies so our kids get \$100,000+ easy living jobs. And hopefully this will lead to Silicon Valley satellite job center like what is happening with Amazon much smaller HQ Satellites and others that are



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looking for High Educated population cities and affordable housing to lower company costs.  
Turn Charter Guidance school into Silicon Valley High School Engineer School. Plant the seed  
for the Future for our City to bring wealth.

-City Library's needed on Eastside, Westside of City need to be planned. Possible partnership  
with New Palmdale College.

-Eventually a State 4 Year State College University in AV most likely Lancaster.

Just some things off the top of my head to help with GPAC Discussions tomorrow. Hopefully by  
me giving you this it will help get my points across better and others have more time to speak at  
Zoom meeting.