City of Palmdale General Plan Update
General Plan Advisory Committee

Meeting #4: December 11, 2019 | 6:30 pm – 8:30 pm
Chimbole Cultural Center "Lilac Room"

Meeting Minutes (Final approved January 15, 2020)

Meeting Objectives

- Refine General Plan Vision and Guiding Principles
- Present overview of housing existing conditions
- Discuss potential areas of change and stability in Palmdale

Attendees

GPAC Members

Present: Tony Avila, Juan Blanco, Colby Estes (Alternate), Laura Gordon, Theresa Hambro, Matthew Harris, Pat Hunt, Joe Parisio, Teresa Lamping, Deborah Rutkowski-Hines, Jason Zink, Lourdes T. Everett, Aurora Hernandez,

Absent: Sheri Kaneshiro

City Staff

Rob Bruce, Planning Manager - Department of Economic and Community Development
Carlene Saxton, Senior Planner - Department of Economic and Community Development
Nardy Lopez, Management Analyst – Department of Economic and Community Development

Consultant Team

Raimi + Associates –Simran Malhotra, Melissa Stark
Veronica Tam and Associates – Veronica Tam

Public

Three members of the public attended

Meeting Minutes

Call to Order

- Pledge of Allegiance.
- Approval of GPAC #3 Meeting minutes. Motion made by Juan Blanco, seconded by Matthew Harris.

Overview of 1993 General Plan Issues and Opportunities

- Simran Malhotra presented the major goals and issues identified in the 1993 Palmdale General Plan. A comparison between the 1993 General Plan and Palmdale 2045 issues and opportunities was also included.

Refine Draft Guiding Principles and Vision Statement

- Simran presented updated vision themes and guiding principles to the group, then opened for comment. A few members of the GPAC had specific comments related to wording of selected guiding principles. The group discussed these at length, then in the interest of time continued onto the next discussion. GPAC members were asked to send their revisions to the draft vision themes and guiding principles in writing via email by December 20, 2019.

Housing Existing Conditions + Housing Element and Discussion

- Veronica Tam presented housing existing conditions including housing stock, income distribution, income by household size, affordability, housing costs, and City of Palmdale Affordable Housing efforts. Next Veronica provided an overview of new California State laws pertaining to housing and consequence of noncompliance.

  Following the discussion of housing existing conditions, Veronica provided an overview of the Housing Element requirements, Regional Housing Needs Allocation (RHNA), RHNA requirements, existing land use distribution and benefits of the having a diverse housing stock.

  Next, Simran provided an overview of density and intensity and how it relates to housing and development providing visual examples. After the presentation, the group paused for questions and a brief discussion on housing. A summary of the conversation and topics discussed is below.

  - Consider funding sources for development in Palmdale
  - Consider limitations with infrastructure and utilities
  - Desire for more dense development, however Palmdale has existing vacant land that is affordable, but denser development is typically more expensive
  - What funding sources are available for new development in Palmdale?
  - Interested in programs that support aging in place and first-time home buyers
  - Interested in the variety of housing types like mixed-use development, cottage clusters, mobile homes, small lot single family, etc.
  - Palmdale has a need for low-income housing, currently a 12-month waiting list for HUD section 8 housing
  - Desire for multi-unit complexes with surrounding entertainment, shopping and restaurants
  - Interest in inclusionary housing

Areas of Stability and Growth

- Simran provided an overview of the direction received through the first phase of community input. This included a desire for more housing and diversity of housing choices, more jobs, diversified local economy, adequate infrastructure, and open space, parks, and views. Next, Simran introduced the group activity which involved mapping areas of stability - where character will remain the same - and areas of change. Members of the public were invited to participate however, none elected to join the activity.

  Results from the mapping activities are described below:
  - *Areas of stability*
    - Preserve residential neighborhoods east of Highway 14 and South of Avenue R
    - Preserve Plant 42
    - Preserve Antelope Valley Mall

- Preserve transportation center
- Preserve Palmdale Marketplace shopping center
- Preserve Palmdale Regional Medical Center
    - *Areas of proposed change*
        - Areas for future multifamily:
            - South of Avenue S
            - Mixed use West of Highway 14
            - Higher density off Tierra Subida Avenue near Palmdale Regional Medical Center
        - Increase density along Palmdale Boulevard
        - Support services and retail on Avenue P and 15th Street East
            - Multi dwelling and support services for Plant 42
            - Keep development out of the path of Plant 42
        - Walmart Shopping center off 10th street West could have additional development at higher density
            - Consider transportation connectivity
            - Consider retail and support services
        - Southeastern area of intersection of Avenue O and 10th Street West could be developed at higher density
        - Higher density residential development north of Palmdale Boulevard at 47th Street East
        - Higher density development located at the intersection of Fort Tejon Road and Pearblossom Highway
        - Higher density residential east of Lake Palmdale South of Avenue S and off Tierra Subida Avenue west between West Avenue Q8 and Rayburn Road
        - Commercial mixed use located at the southern city boundary northwest of Lake Palmdale
        - Non-residential development between Technology, Palmdale Boulevard, Sierra Highway and Highway 14

Public Comment

- Four members of the public were present. One shared feedback, which is below.
    - Desire for restrictions on tobacco and alcohol sales in the city of Palmdale
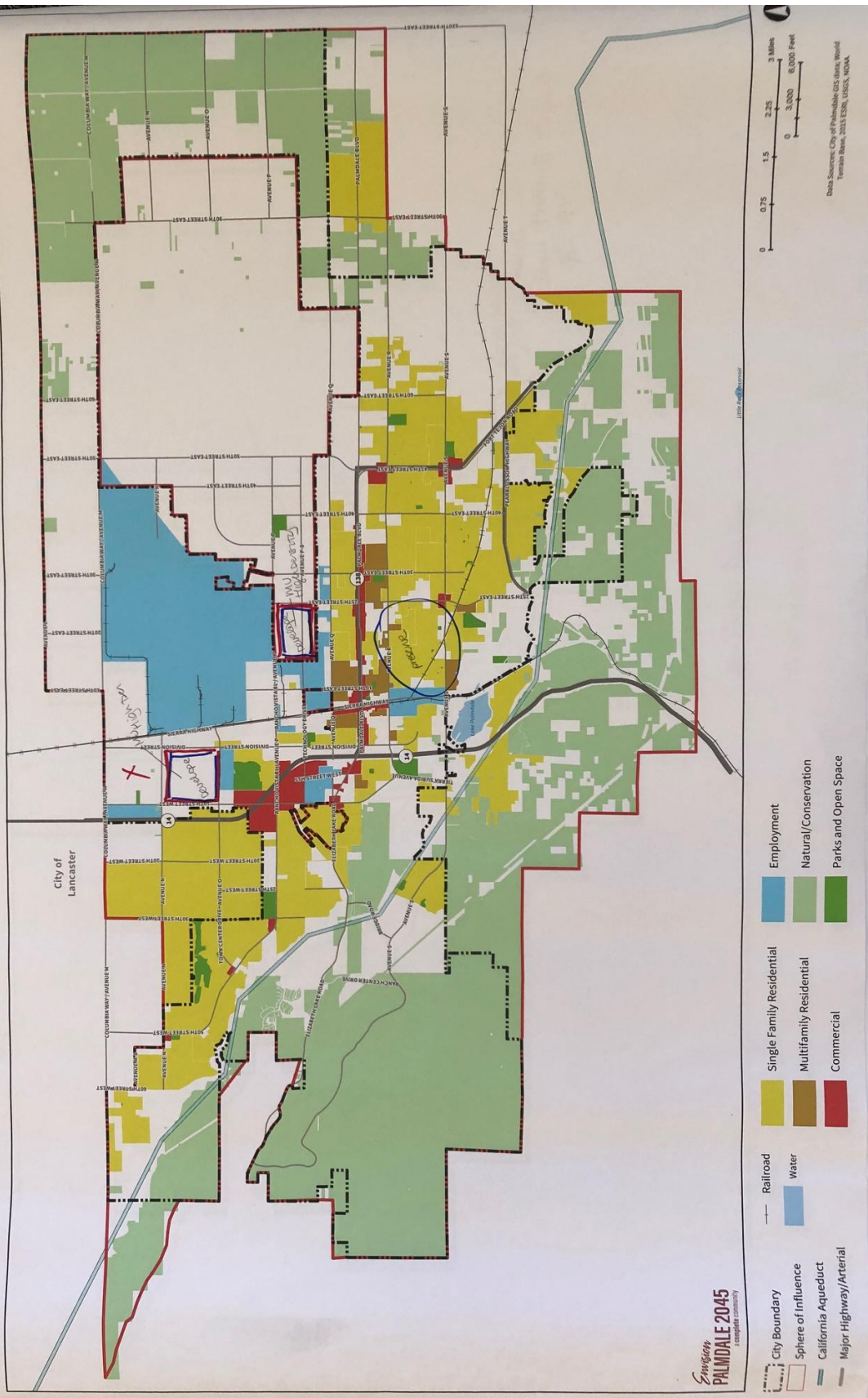
Wrap-up and Next Steps

- Upcoming Meetings:
    - Planning Commission Update – December 12, 2019
    - City Council Update – December 17, 2019
    - Next GPAC meeting - January 15, 2020
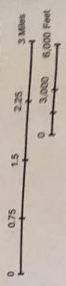
8:45 pm   Adjourn

Attachment: Mapping Activity Results from GPAC #4
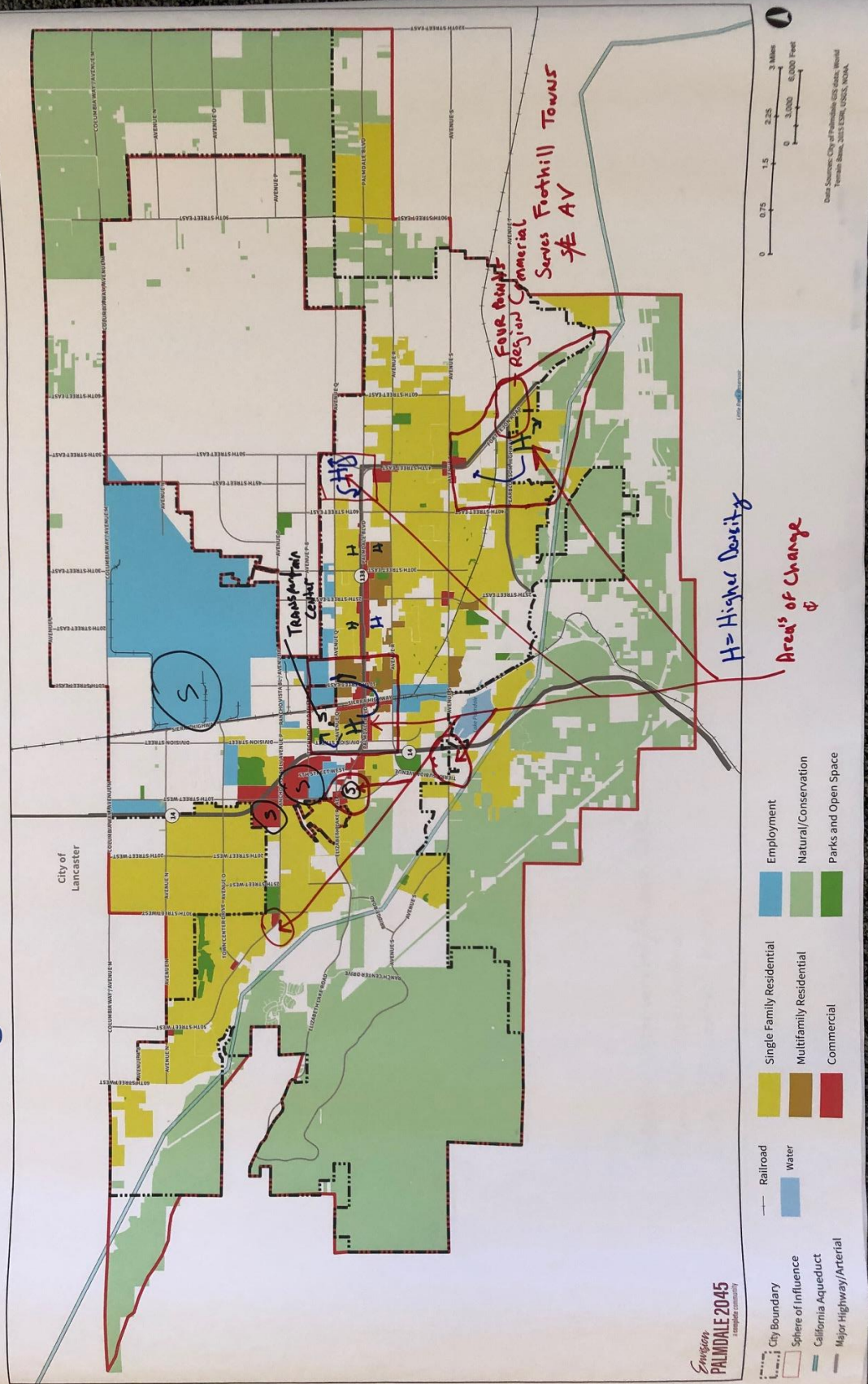
GPAC Meeting #4: Areas of Stability + Change Exercise

GPAC Meeting #4: Areas of Stability + Change Exercise

GPAC Meeting #4: Areas of Stability + Change Exercise

CITY OF PALMDALE GENERAL PLAN UPDATE