Envision PALMDALE 2045

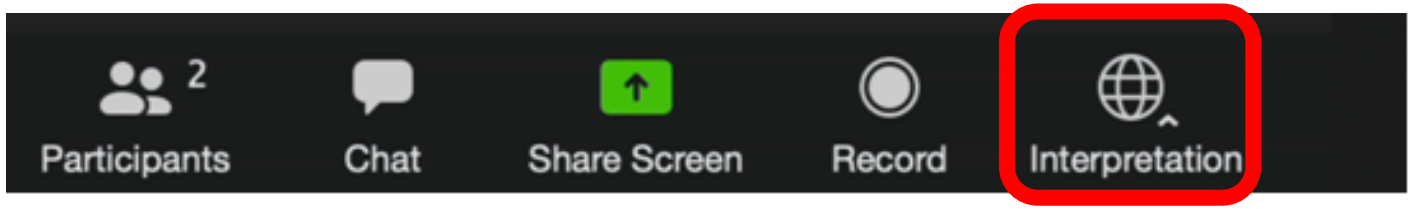
Joint GPAC Meeting #14/Community Workshop

July 15, 2021 | Policy Frameworks Series: Land Use, Housing, and Mobility (**PART 1)**

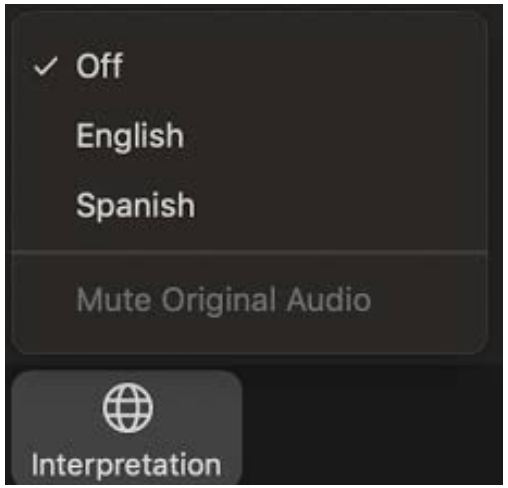
Please be advised that this meeting is being recorded

Spanish Interpretation & Raise Hand Function

- In your meeting controls, click **Interpretation**



- Click the language that you would like to hear.



- (Optional) To hear the interpreted language only, click **Mute Original Audio**.

- Click **Raise Hand** in your meeting controls or
- Press*9 on the phone line
- To lower your hand, click **Raise Hand** in your meeting controls.

Envision PALMDALE 2045

Agenda

- Welcome & GPAC Roll Call
- Pledge of Allegiance
- GPAC Meeting #13 Minutes approval
- Policy Frameworks Background
- Topic Context – Land Use and Housing
- Small Group Discussion
- Public Comment
- Next Steps

Please be advised that this meeting is being recorded

Introductions

- **Carlene Saxton**, Director of Economic & Community Development
- **Megan Taggart**, Planning Manager
- **Benjamin Fiss**, Senior Planner
- **Simran Malhotra**, Principal (R+A)
- **Troy Reinhalter**, Associate (R+A)
- **Aram Kamali**, Intm. Planner (R+A)
- **Veronica Tam**, Principal (VTA)
- **Holli Safran**, Planner (VTA)

Envision PALMDALE 2045

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
- Deborah Rutkowski-Hines
- Jason Zink

Envision PALMDALE 2045

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 #13 Minutes

POLL

- Motion to approve or deny?

Envision PALMDALE 2045

What You Need to Know: Questions and Comments

Questions and Comments

- We will be pausing during the presentation to answer questions
- There will be additional opportunities after the presentation to provide comments
- Public comment will take place at the end of the meeting
- Send additional questions or comments to **generalplan@cityofpalmdale.org**

Envision PALMDALE 2045

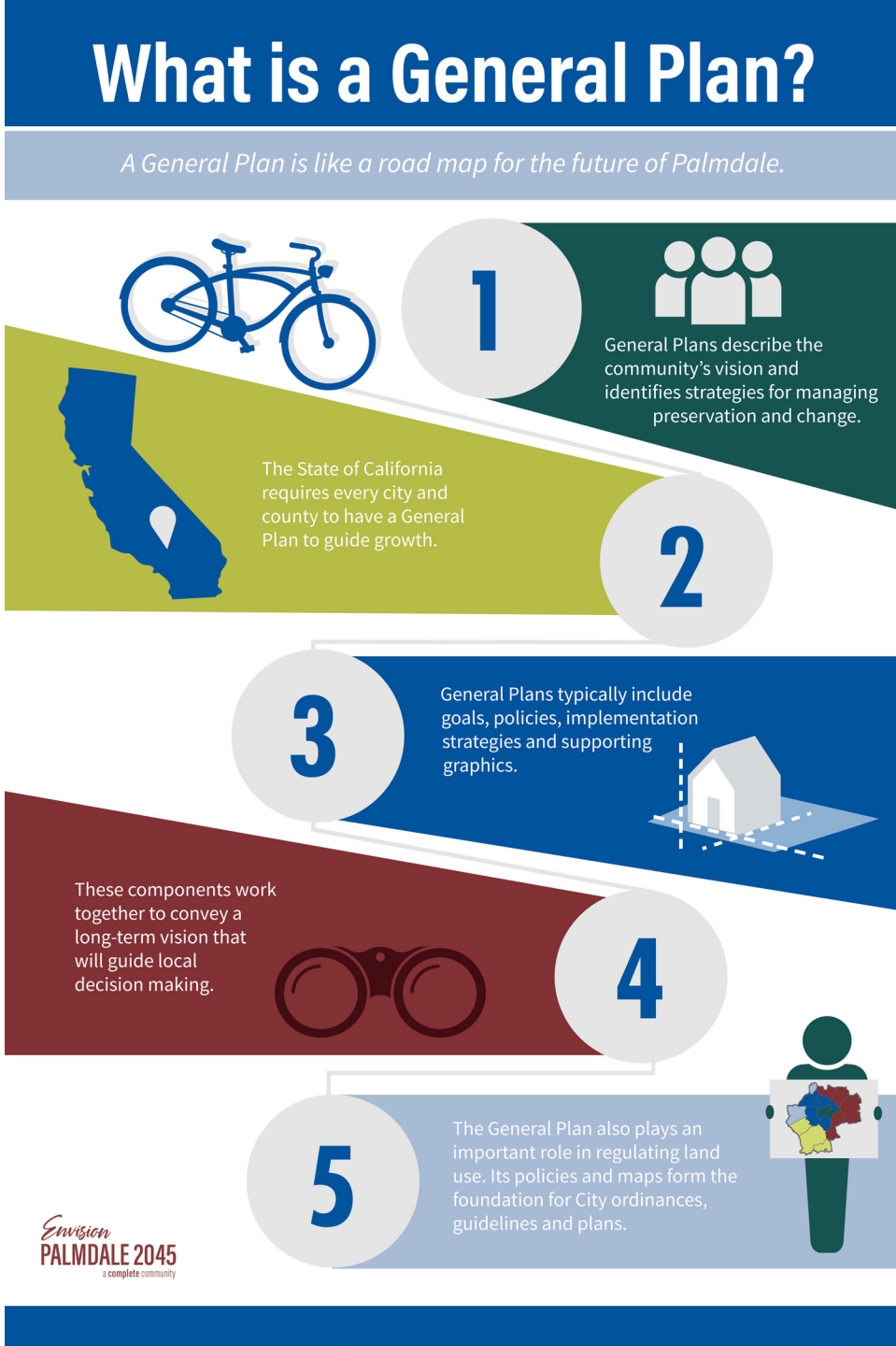
POLL

General Plan Overview

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 a number of **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**



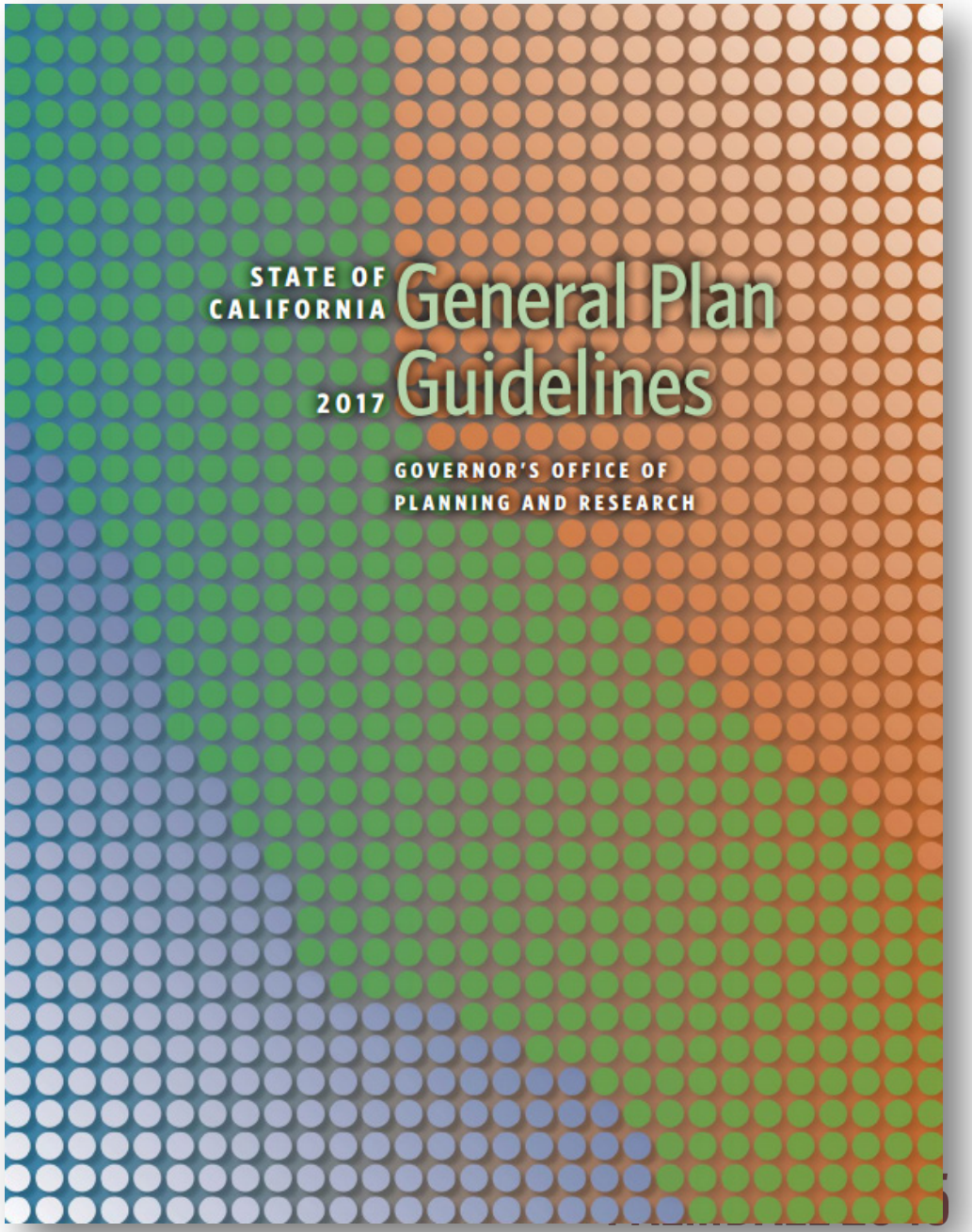
General Plan Requirements

Required Elements

- **Land Use**
- **Circulation**
- **Housing**
- Conservation
- Open Space
- Noise
- Safety
- Air Quality
- Environmental Justice

Additional Considerations

- Community Design
- Equitable and Resilient Communities
- Healthy Communities
- Economic Development
- Climate Change
- Military Readiness



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

What are policy frameworks? And what do they include?

- Major topics that make up Elements of the General Plan
- An interim step in developing General Plan Elements
- An **opportunity for community input** on development of goals and policies
- *Your participation and feedback is critical!*

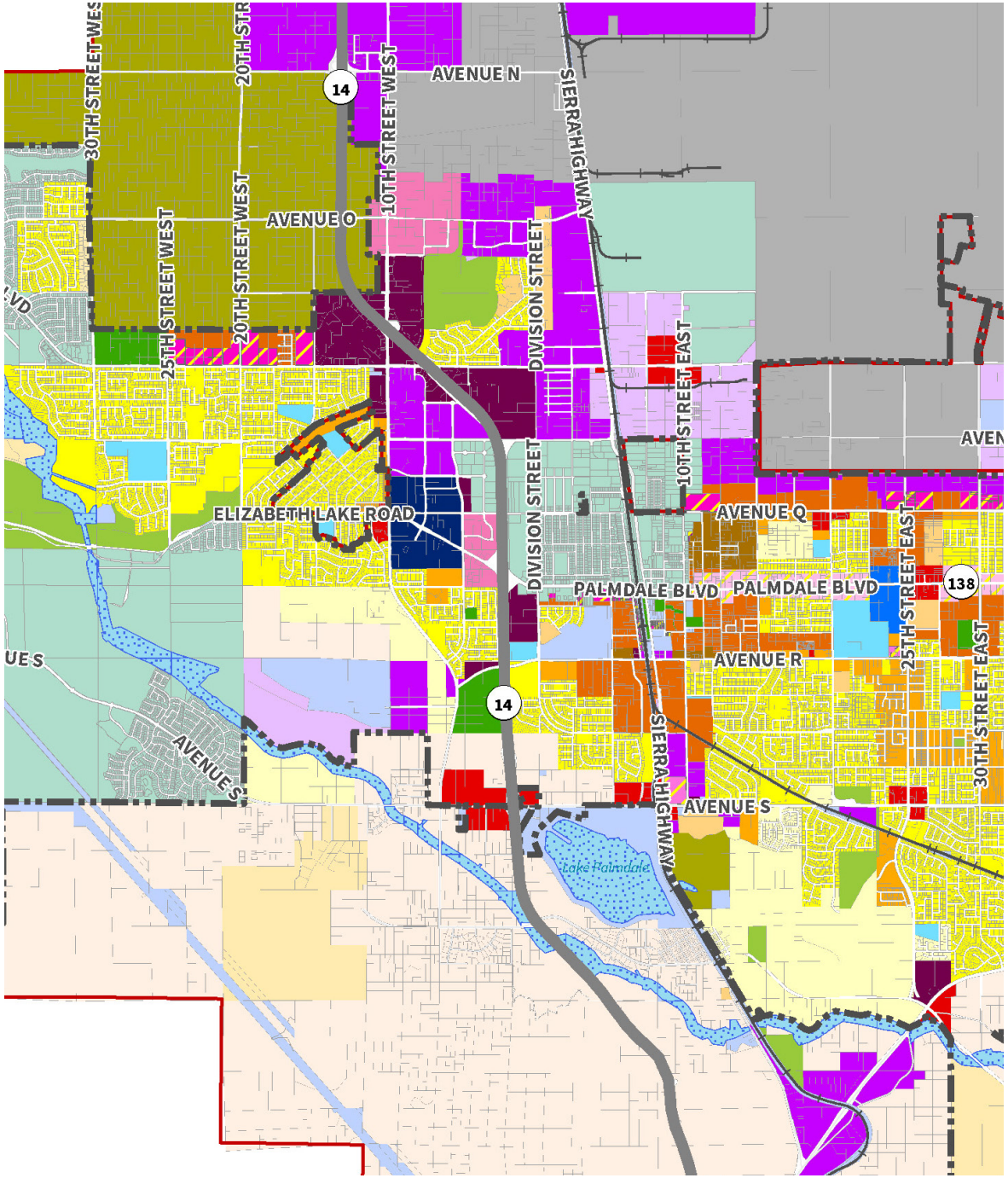
Safety, Infrastructure, & Hazards	Resilience, Sustainability, & Climate Change	**Land Use, Housing, and Mobility**	Economic Development & Military Readiness	Health, Environmental Justice, Equity, Parks, & Public Facilities
June 17th	*June 30th*	***Tonight and July 28th***	*August 5th*	*August 11th*

Envision PALMDALE 2045

Questions?

Existing Setting

Land Use Background



What is the Land Use Element?

- Required component of a General Plan in California
- Roadmap for future change and development in Palmdale
- Accommodates growth while preserving and enhancing key City attributes
- Covers topics such as:
  - Creating a Complete Community
  - Updating land use map with new designations
  - Supporting and expanding Downtown Palmdale
  - Preserving existing residential neighborhoods while expanding housing options
  - Creating new mixed use, commercial, and industrial areas
  - Encouraging new health & wellness and educational areas
  - Proposing Village Centers and multiuse nodes

Preferred Land Use Engagement Process

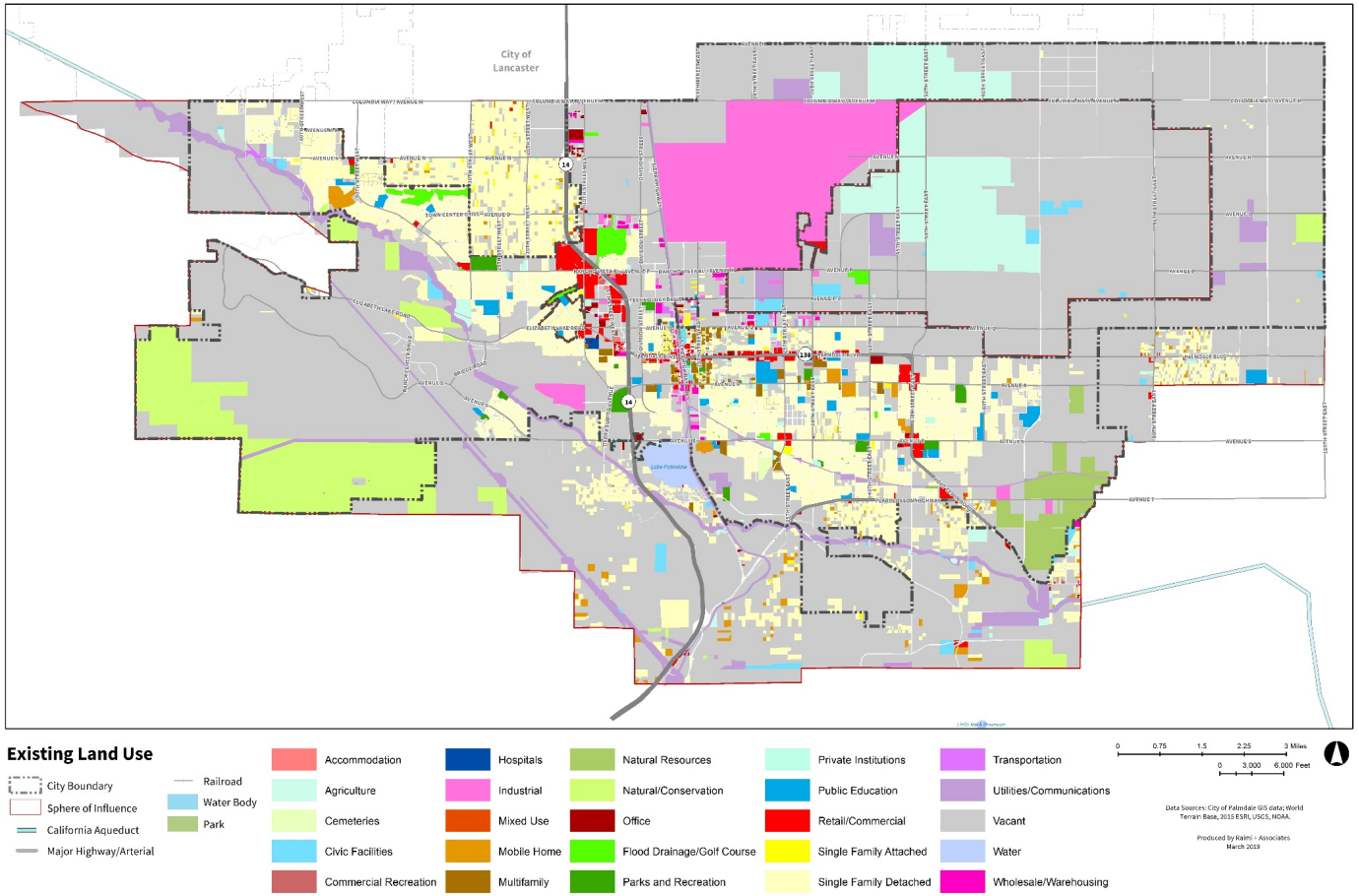
Stakeholder Meetings and Focus Groups (2019)

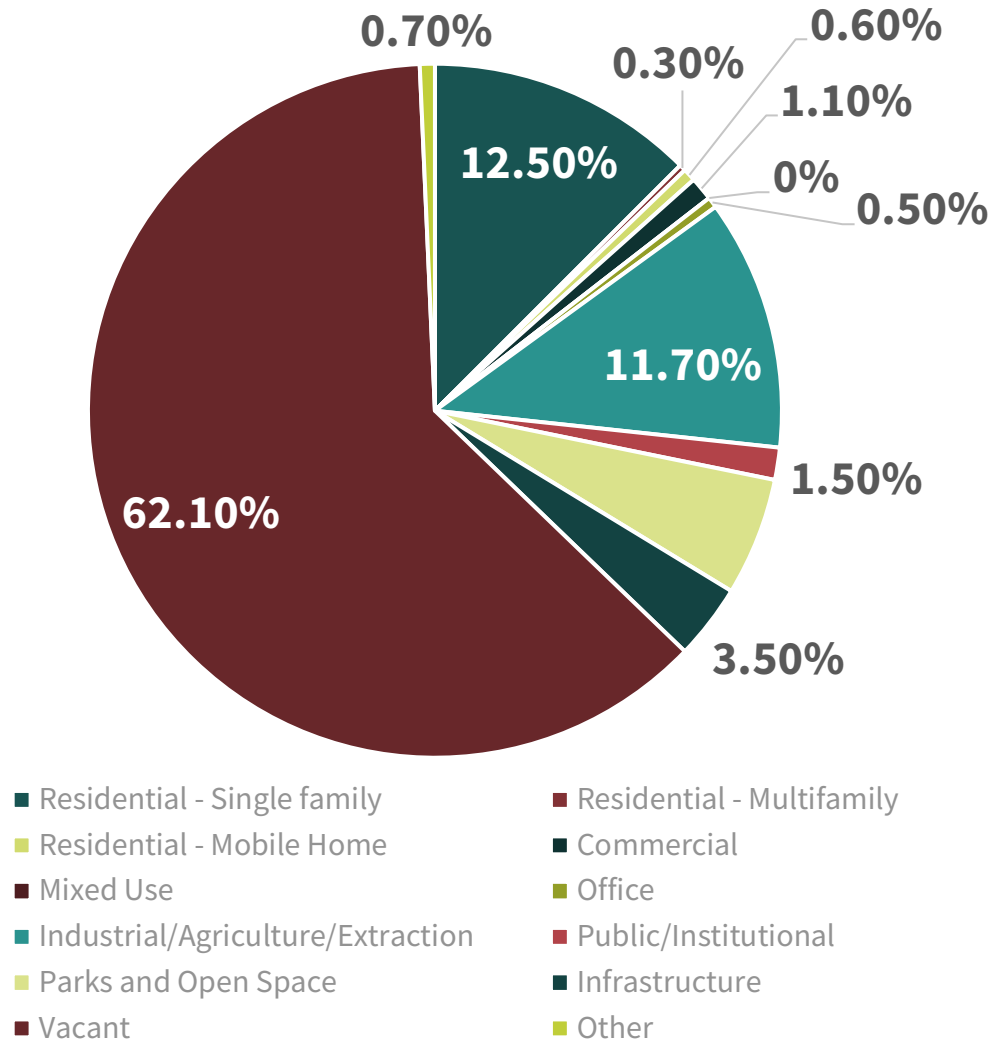
Land Use Alternatives Meetings + Survey (2020)

Preferred Land Use Map Meetings + Survey (2021)

Envision PALMDALE 2045

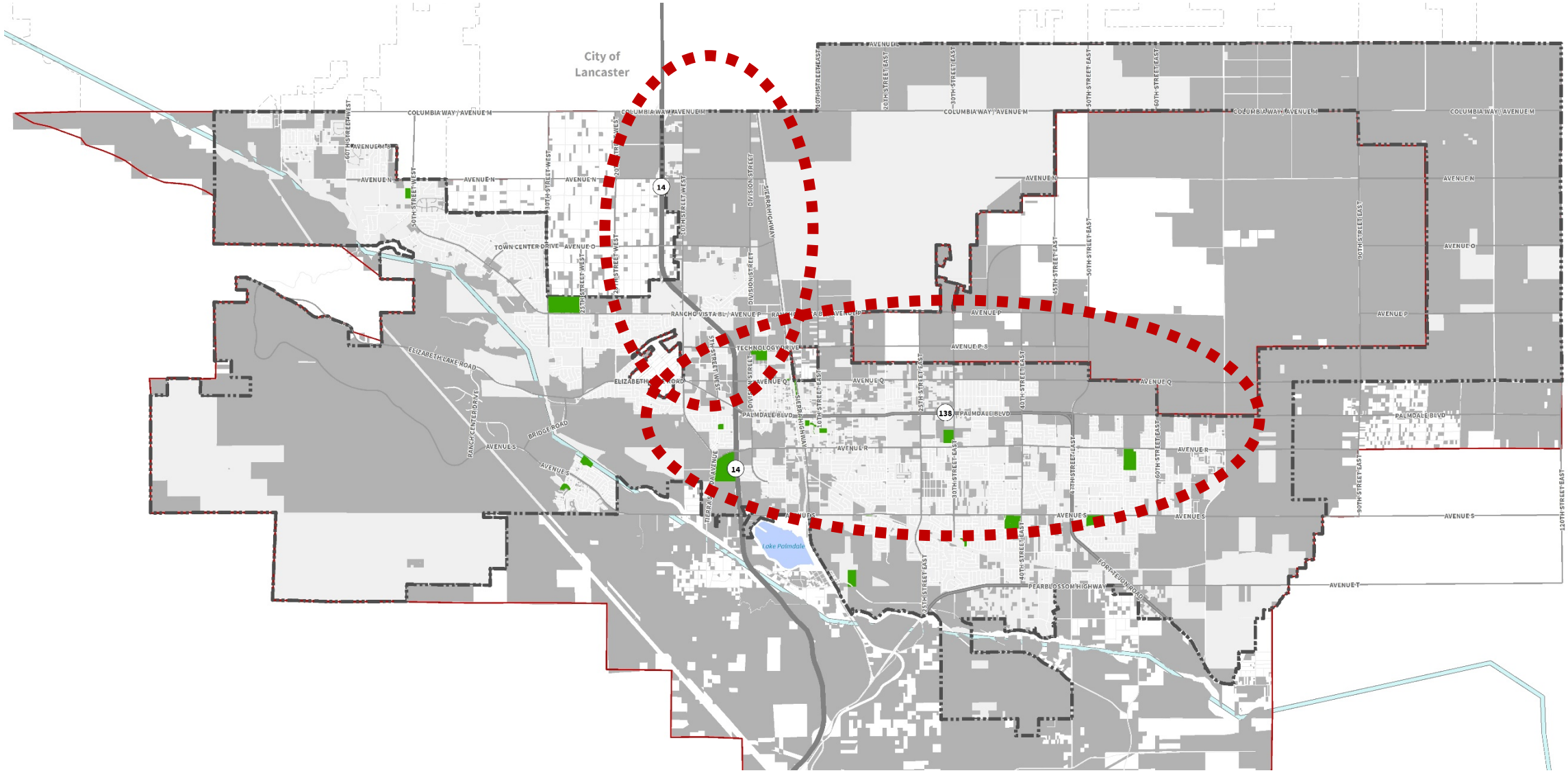
Existing Land Use (What's on the ground)



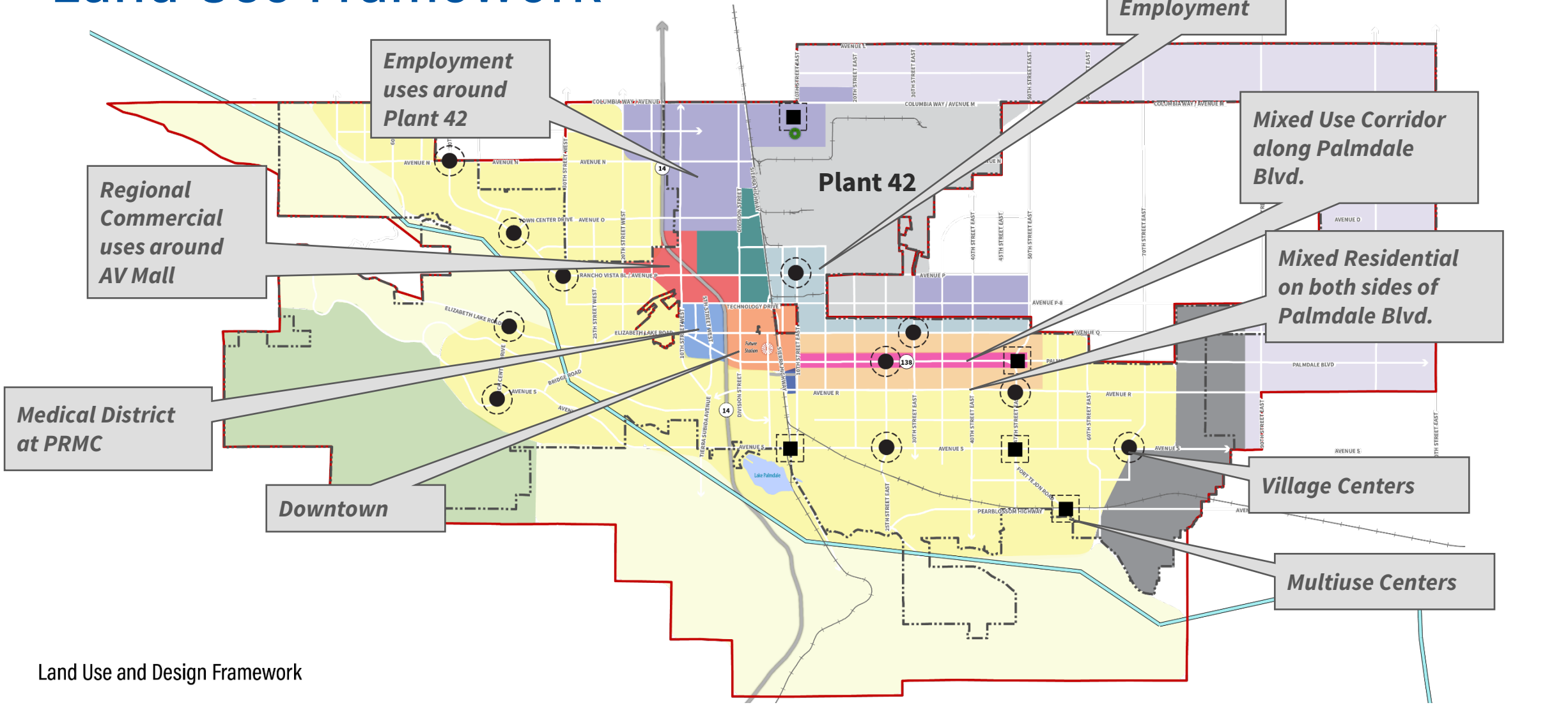


Envision PALMDALE 2045

Areas of Change and Stability



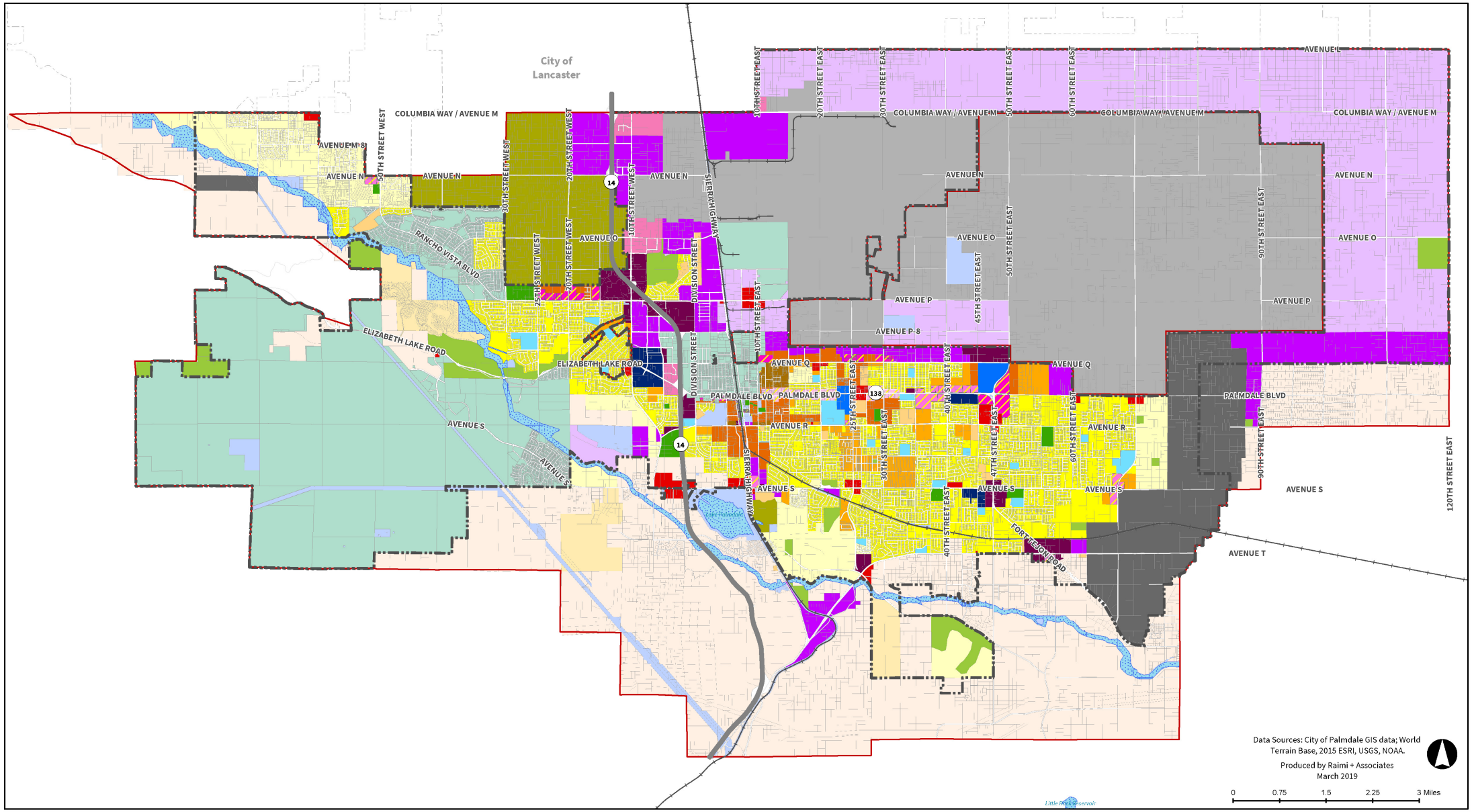
Land Use Framework



Land Use and Design Framework

- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Transit Station
- Airport Terminal
- Mid Town District
- Existing Neighborhoods
- Future Neighborhoods
- Downtown
- Medical District
- Mall District
- Plant 42
- Transitional District
- Mixed Business District
- Employment District
- Future Employment
- Resource Extraction Area
- Civic District
- Open Space
- Mixed-Use Corridor
- Multi-Use Node
- Village Center

Preferred Land Use Plan



Residential Designations

- Equestrian Residential
- Low Density Residential
- Single Family Residential 1
- Single Family Residential 2
- Single Family Residential 3
- Residential Neighborhood 1
- Residential Neighborhood 2
- Residential Neighborhood 3
- Residential Neighborhood 4

Mixed Use

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Health and Wellness
- Educational Flex

Commercial/Office/Other

- Neighborhood Commercial
- Regional Commercial
- Visitor Commercial
- Specific Plan

Industrial

- Employment Flex
- Industrial
- Aerospace Industrial
- Mineral Resource Extraction

Public

- Public Facility-School
- Public Facility-Civic
- Public Facility-Park
- Open Space

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

Topics To Be Addressed in the Land Use Element

- Housing
- Employment
- Health and Equity
- Economic Development
- Community Design
- Transportation and Active Transportation
- Education and Medical Uses
- Specific Plans

Envision PALMDALE 2045

Existing Land Use Plans and Programs

- 1993 General Plan Land Use Element
- 12 Adopted Specific Plans
- Downtown Revitalization Plan
- Avenue Q Feasibility Study and Complete Streets Plan (ongoing)
- Transit-oriented Development Land Use Framework Plan
- County of Los Angeles Antelope Valley Area Plan

Land Use Feedback from Community Engagement

- Improved connections to nature; trails and open space
- More neighborhood parks
- More entertainment options
- Decrease commutes, offer more local job opportunities
- More healthcare and educational opportunities
- Better distribution of goods and services across town
- Balance rural areas and future downtown environment
- Ability to walk, bike or use transit to key destinations

Questions?

Housing Background

What is a Housing Element?

- An assessment of the City's housing needs and how best to accommodate the needs of existing and future residents
- Must be updated every 8 years and adopted by statutory deadline
- SCAG Region deadline: October 15, 2021 (with 120-day grace period)
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance
- 2021-2029 (Sixth Cycle) Housing Element

Housing Element Requirements

- Provide a variety of housing types for all income groups *(SB 1226, SB 1069, AB 2299, AB 2406, AB 68, AB 587, AB 670, AB 671, AB 881, SB 13, AB 101)*
- Assist in the development of lower and moderate-income housing *(SB 166, SB 330, SB 1397)*
- Remove constraints to housing *(SB 330, SB 35, AB 1485)*
- Conserve and improve existing housing *(ADU bills - SB 1226, SB 1069, AB 2299, AB 2406, AB 68, AB 587, AB 670, AB 671, AB 881, SB 13; Supportive housing - AB 2162; Housing homeless - AB 101)*
- Promote fair housing *(AB 686, HUD rules)*

Housing Background

- 2021 Median Income for a 4-person household in Los Angeles County is $80,000
- 41% of households in Palmdale are of moderate or above moderate income
  - High number of renters are of lower income
  - Renters are more likely to be cost burdened (pay more than 30% income on housing)
- Nearly 80% of the City's housing units are single-family detached homes

Topics To Be Addressed in the Housing Element

- Housing Options
- Housing Constraints
- Fair Housing
- Regional Housing Needs
- New Housing Laws

Envision PALMDALE 2045

Existing Housing Plans and Programs

- 2014 Housing Element
- 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

Housing Feedback from Community Engagement

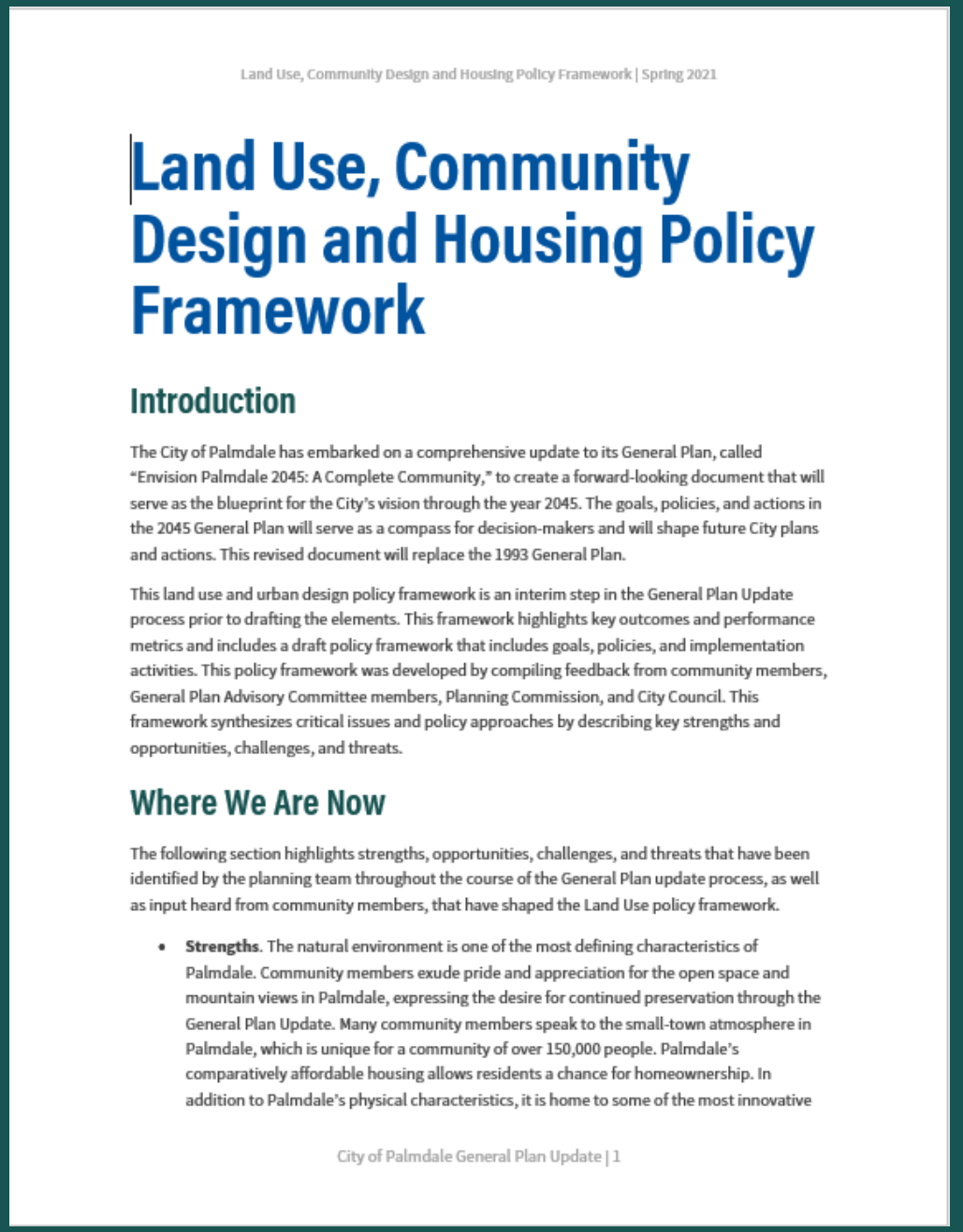
- Desire for more housing types (condos, townhomes, walk-ups, etc.)
- Housing that supports all stages of life (young professionals, families, retirees, etc.)
- Desire for more housing to support the people who work in the City
- Need for a greater diversity of housing types
- Desire for more jobs to support the people who live in the City
- Recognize that the economy should expand and diversify
- Provide adequate infrastructure to support new development

Questions?

Policy Frameworks

An Interim Step

- Initial ideas for policies and goals
- Not an exhaustive list - ideas for your review and reaction
- Additional policies + measures will be included in the final Plan



Land Use, Community Design and Housing Policy Framework | Spring 2021

Land Use, Community Design and Housing Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in the 2045 General Plan will serve as a compass for decision-makers and will shape future City plans and actions. This revised document will replace the 1993 General Plan.

This land use and urban design policy framework is an interim step in the General Plan Update process prior to drafting the elements. This framework highlights key outcomes and performance metrics and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats.

Where We Are Now

The following section highlights strengths, opportunities, challenges, and threats that have been identified by the planning team throughout the course of the General Plan update process, as well as input heard from community members, that have shaped the Land Use policy framework.

- **Strengths**. The natural environment is one of the most defining characteristics of Palmdale. Community members exude pride and appreciation for the open space and mountain views in Palmdale, expressing the desire for continued preservation through the General Plan Update. Many community members speak to the small-town atmosphere in Palmdale, which is unique for a community of over 150,000 people. Palmdale's comparatively affordable housing allows residents a chance for homeownership. In addition to Palmdale's physical characteristics, it is home to some of the most innovative

City of Palmdale General Plan Update | 1

Framework Structure

Outcomes

Statement describing where we want to be in 2045 as a community

Goals

A general expression of community values / direction

Policies + Implementation Measures

Policies: A specific statement that guides decision–making

Implementation Measures: Action, partnership, or program that carries out a policy

Performance Metrics/Targets

Used to measure progress towards implementation

Envision PALMDALE 2045

Desired Land Use + Housing Outcomes

POLL

Balanced Jobs and Housing Growth

Promote mixed income and affordable housing

Walkable, complete, "20-Minute" Neighborhoods

Transit-Oriented Community around the Station

More Housing Options, Especially Downtown

Expansion of Aerospace, Light Industrial, Film, & Office Uses

Land Use and Housing Performance Metrics

Jobs/Housing Balance

Relationship between total jobs located in the City and total occupied housing units

Neighborhood Amenities

Percent of homes within walking distance of commercial retail and daily services (20 minutes or less)

New Station Area Community

Number of housing units built in the Palmdale Transit Area Specific Plan

Employment-Generating Land Uses

Net new square footage of industrial, film, and office use

Envision PALMDALE 2045

Land Use Goals Overview

Complete Neighborhoods	Reconceive Antelope Valley Mall	Activated Palmdale Boulevard
Improved Economy with more jobs through Industrial/Office Uses	**Urban Core Infill**	**Educational Districts**
Health and Wellness Districts	Plant 42 Buffer	**Village Centers**
Maintain Rural Character	Improved Connectivity in Existing Neighborhoods	Range of Housing Opportunities/Types

Envision PALMDALE 2045

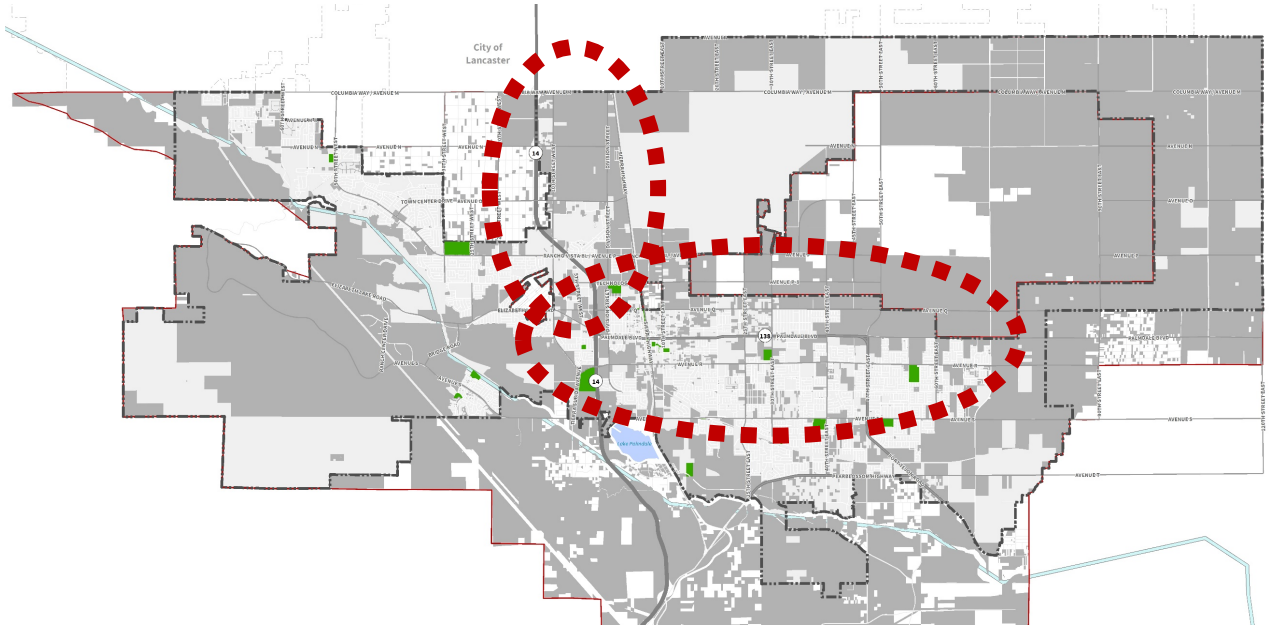
Complete Neighborhoods

- Facilitate construction of new **mixed-use neighborhoods that are well connected** to services, transit, amenities, public buildings, and parks and recreational facilities
- **Maintain and expand public facilities**, including schools, libraries, utilities, and recreational spaces
- Ensure Specific Plans are implemented with **timely construction of neighborhood and/or community parks**
- Establish neighborhood **services in new Village Centers** when developing Specific Plan areas
- **Promote opportunities for childcare and pre-K facilities** in Village Centers and encourage these uses in the Educational Flex designation
- **Improve walk, bike, and transit** travel within existing neighborhoods
- Use grid-like or modified **grid street networks** (except where topography necessitates another layout)

Envision PALMDALE 2045

Urban Core Infill

- Direct future growth to areas closer to the **center of the city**
- Establish standards to **protect** residents, property, and infrastructure systems **from damage from environmental constraints or hazards** such as wildfire or flooding
- Provide **incentives** for development that is close to existing residents and municipal services/utilities
- Encourage development proposals for in areas which are functionally connected to developed portions of the City, **have available infrastructure**, and **do not have significant topographic or jurisdictional barriers**, or other similar constraints



Envision PALMDALE 2045

Village Centers

- Support a network of vibrant **mixed-use activity centers** located throughout the City to create 20-minute “complete” neighborhoods
- Provide a mix of residential **uses and daily goods and services** within the Village Centers Implement **new mixed-use land use** designations to support Village Centers
- Consider design strategies that **enhance unique identity** for each of the Village Centers
- Introduce **new public gathering places** such as publicly accessible plazas or courtyards
- Create **appropriate transitions** to existing residential neighborhoods
- Improve **walk, bike, and transit access** to Village Centers, by connecting to the larger pedestrian and bicycle networks

Envision PALMDALE 2045

Education, Health, and Wellness

Education

- Attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses, along with supporting uses in a campus-like setting, prioritizing pedestrian and bicycle mobility and providing public open spaces
- Encourage the formation of two education districts:
  - Near Antelope Valley Community College and Palmdale High School (Palmdale Boulevard and 25th Street East); and,
  - North of Palmdale Boulevard and west of 47th Street East
- Allow supportive retail, offices, and housing

Health and Wellness

- Allow and encourage a mix of public and private medical, health, and wellness uses
- Expand upon the existing Palmdale Regional Medical Center (Palmdale Boulevard and 10th Street West)
- Create two new health and wellness districts:
  - Along Palmdale Boulevard and 40th/45th Streets East
  - Adjacent to Kaiser Permanente (East Avenue S and 45th Street East)

Land Use Goals Recap

POLL

Complete Neighborhoods	Reconceive Antelope Valley Mall	Activated Palmdale Blvd.
Improved Economy with more jobs through Industrial/Office Uses	**Urban Core Infill**	**Educational Districts**
Health and Wellness Districts	Plant 42 Buffer	**Village Centers**
Maintain Rural Character	Improved Connectivity in Existing Neighborhoods	Range of Housing Opportunities/Types

Envision PALMDALE 2045

Housing Goals Overview

- Promote a Variety of Housing
- Facilitate Housing for Special Needs Households
- Mitigate Local Government Constraints
- Promote Equal Housing for All
- Preserve and Improve Existing Affordable Housing
- Address Needs of Homeless Persons
- Increase Handicapped Access
- Promote Neighborhood Versatility

Envision PALMDALE 2045

Promote a Variety of Housing

- Encourage a **variety of housing types** such as single-family attached (townhomes), multifamily units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs
- Encourage the development of **new affordable units** through the provision of incentives
- Encourage the development of **housing that is affordable to lower income groups** in areas well served by public transportation, schools, retail and other services
- Encourage the production of **housing for all segments of the City's population**, including all income levels and those with special needs

Legislation to be addressed:

- Update of ADU Ordinance
- Update of Density Bonus Ordinance

Envision PALMDALE 2045

Facilitate Housing for Special Needs Households

- Permit a variety of **housing types for seniors** including dependent housing units and congregate housing with supportive services
- Recognize the unique characteristics of elderly and disabled households and address the **special needs** of these households
- Establish and maintain standards for units designated as senior units to ensure that they are **accessible and convenient for older persons and persons with disabilities**

Legislation to be addressed:

- Amend the Zoning Ordinance as necessary to comply with State Laws on special needs households

Envision PALMDALE 2045

Mitigate Local Government Constraints

- Assess **financial impacts of zone changes** on housing affordability
- Assess **feasibility of land use concessions and fee reductions** to make new housing more affordable
- **Revise the Zoning Ordinance** when necessary to remove constraints in compliance with State law

Legislation to be addressed:

- Amend the Zoning Ordinance as necessary

Envision PALMDALE 2045

Promote Equal Housing for All

- Ensure that mixed income housing is focused in areas that have **access to transit and resources**, specifically in **Residential Neighborhoods designated RN2 and above** and all the Mixed-Use Districts
- **Provide fair housing services** that include public information, counseling and investigation

Legislation to be addressed:

- Address fair housing issues through actions as required by the new AFFH guidelines (SB 686)

Envision PALMDALE 2045

New and Updated Housing Element Programs

- **Fair Housing (SB 686)**
  - Fair Housing issues identified as a part of the new Affirmatively Furthering Fair Housing requirement must be addressed by meaningful City actions that focus on:
    - Education and enforcement, anti-displacement, new opportunities, mobility, and place-based strategies for neighborhood improvements
- **By-Right Approval of Projects with 20% Affordable Units**
  - General Plan Land Use Policy will be adopted after October 15, 2021 (statutory deadline of Housing Element update)
  - Sites to be redesignated/rezoned for housing for lower income RHNA subject to by-right approval if projects include 20% affordable units for lower income

New and Updated Housing Element Programs

- **Affordable Housing and Housing for Special Needs Groups**
  - Zoning Ordinance amendments to address housing options for special needs groups pursuant to new State Laws
    - Emergency Shelters – parking based on staff level
    - Low Barrier Navigation Center – housing for the homeless while waiting to be transitioned to permanent housing
    - Affordable Housing Streamlined Approval – SB 35 processing

Housing Goals Recap

POLL

- Promote a Variety of Housing
- Facilitate Housing for Special Needs Households
- Mitigate Local Government Constraints
- Promote Equal Housing for All
- Preserve and Improve Existing Affordable Housing
- Address Needs of Homeless Persons
- Increase Handicapped Access
- Promote Neighborhood Versatility

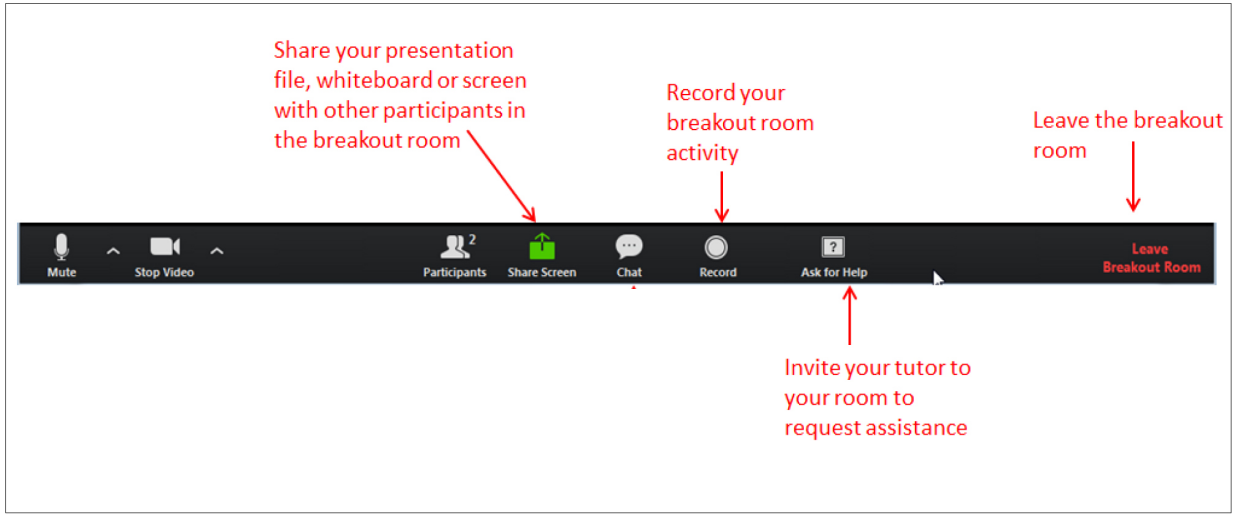
Envision PALMDALE 2045

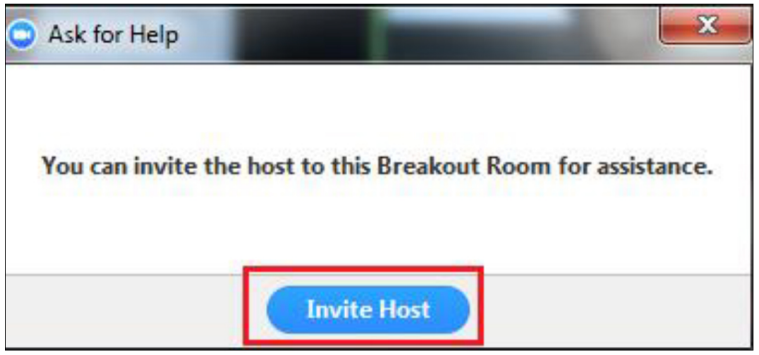
Questions?

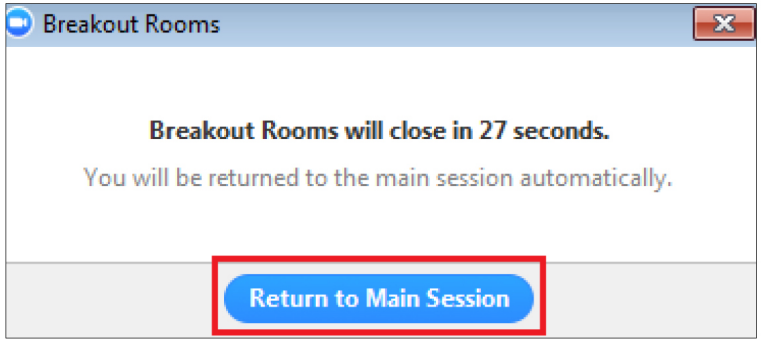
Discussion

Breakout Rooms

- Breakout rooms allow **participation from more people** during a large meeting
- The meeting “host” will invite you and may set a timer, broadcast announcements, or pop-in to help
- “Participant” controls looks very similar to those in main session
- Brief disconnection then reconnected into the new breakout room







Small Group Instructions

- Introductions
- Questions for clarification
- Discuss each question (5-15 min each)
  - **Are there any outcomes we should consider?**
  - **Are there any policy ideas that we should consider?**
  - **Of the policy ideas, which resonate the most?**
  - **Is there anything else you'd like to share about these topics?**
- Consensus is NOT required
- Facilitator will record all comments

Envision PALMDALE 2045

Report Back

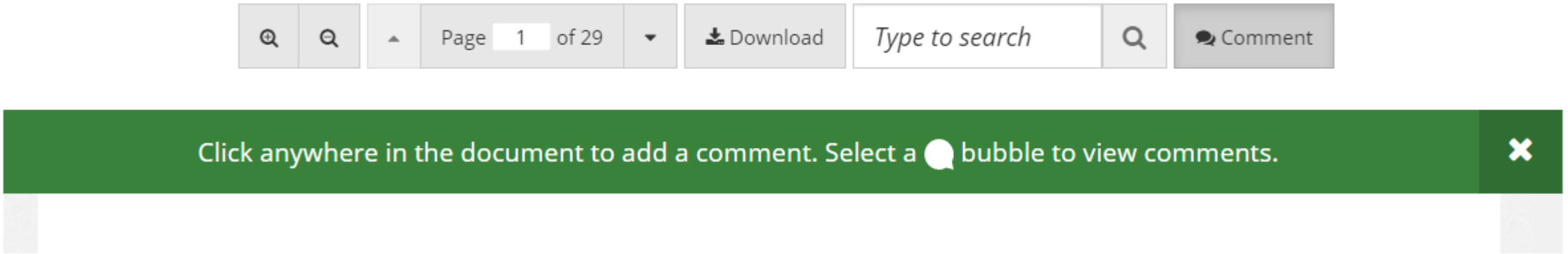
Public Comment

You can also email generalplan@cityofpalmdale.org

Next Steps

Ongoing Feedback

Policy Frameworks will be available on the website to provide direct feedback

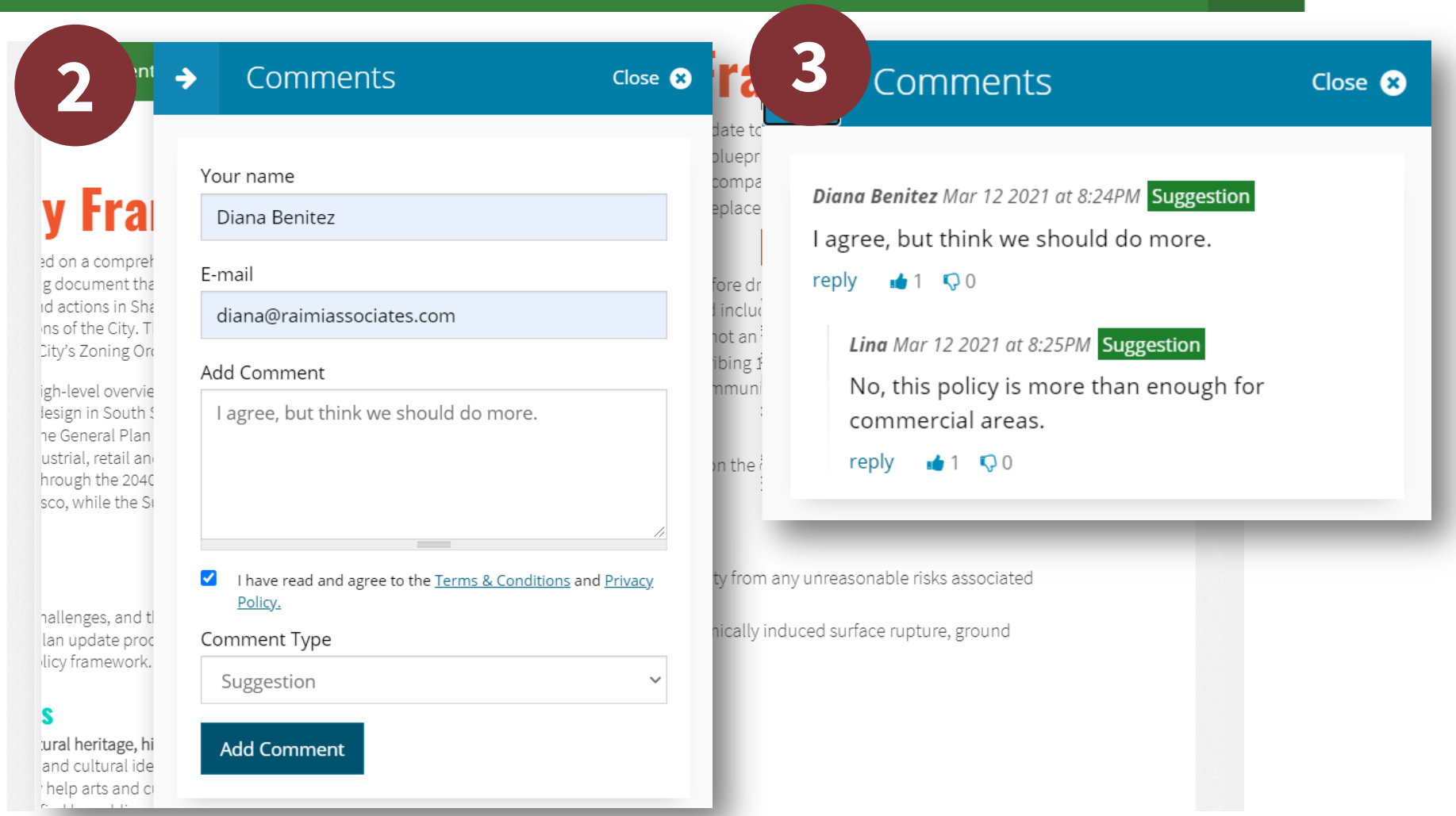


- Zoom In and Out
- Turn pages
- Search words
- Comment

Envision PALMDALE 2045

Policy Framework - Comments

1. **Click** anywhere to add a comment
2. **Add** name, email, comments type and comment
3. **Interact** with other survey participants by like/dislike and replying to comments



Upcoming Policy Framework Meetings

All Meetings will be virtual from 6:30-8:30 pm

- **Wednesday, July 28th** *Land use, mobility, and housing – Part 2*
- **Thursday, August 5th** *Economic development and military readiness*
- **Wednesday, August 11th** *Health, environmental justice, equity, parks + public facilities*

Envision PALMDALE 2045

Upcoming Events and Next Steps

Envision PALMDALE 2045

Thank you!

City of Palmdale

Phone

661-267-5200

Email

generalplan@cityofpalmdale.org