

# WELCOME!

Thank you for joining the City of Palmdale's General Plan Update

## **Virtual Public Meeting**

**This meeting will begin shortly.**

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To join the meeting via phone, please use the following dial-in information:

### **English**

- Phone Number: (669) 900-6833
- Webinar ID: 996 5403 8457
- Passcode: 2045


### **Español**

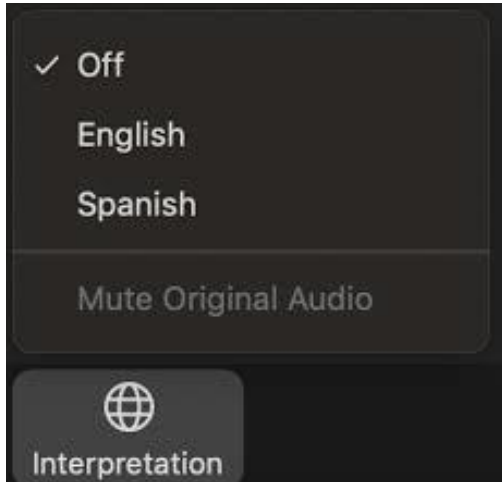
- Teléfono: (872) 240-3212
- Código de acceso: 249-503-509
- Línea de texto: (661) 241-8994

\*Aquellos que participan por teléfono pueden enviar los comentarios y preguntas por mensaje de texto al (661) 241-8994 durante la reunión.


**If you have not already, please use this time to view the briefing book and take our survey on the project website, [Palmdale2045.org](https://Palmdale2045.org)**

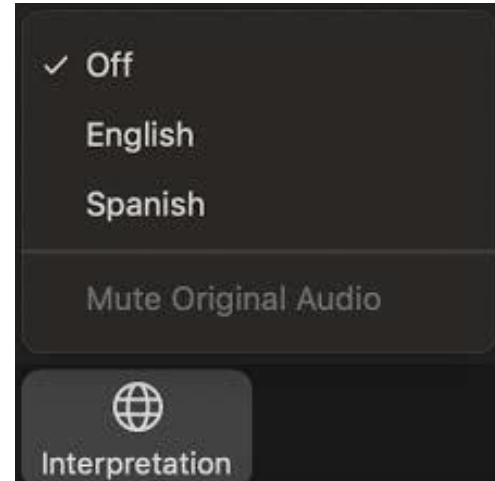
# Interpretation/Interpretación

- 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**.



- Interpretación en español disponible (si es necesario), haga clic en **interpretación** en los controles colocados abajo de su pantalla. 
- Seleccione **español**



- (Opcional) Para escuchar solo el idioma interpretado, haga clic en “**Mute Original Audio**” o “**Silenciar audio original**”.

# Raise Hand/Levantarse la mano

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- 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.
  - Comments and questions can also be provided in writing by using the Q&A function.
  - The Q&A button is located on control panel at the bottom of your screen.
- Haga clic en “**Raise Hand**” o “**Levantarse la mano**” en los controles de la reunión  o
  - **Presiona \* 9** en la línea telefónica
  - Para bajar la mano, haga clic en “**Raise Hand**” o “**Levantarse la mano**” en los controles de la reunión.
  - Los comentarios y las preguntas también se pueden proporcionar por escrito mediante la función de preguntas y respuestas.
  - El botón Preguntas y respuestas se encuentra en el panel de control en la parte inferior de la pantalla.

*All questions and comments will be monitored by the project team. Written input that contains offensive language/profanity will not be read. Verbal input that contains offensive language/profanity will be muted and the participant will need to submit their input in writing.*

# ZOOM Technical Difficulties/Dificultades técnicas

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For any technical difficulties, please email or text Celeste Milam at:

[Cmilam@arellanoassociates.com](mailto:Cmilam@arellanoassociates.com)

(661) 241-8994

Para cualquier dificultad técnica envíe un correo electrónico o mensaje de texto a:

[Cmilam@arellanoassociates.com](mailto:Cmilam@arellanoassociates.com)

(661) 241-8994

# Welcome + Introductions

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# Agenda

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- Provide a brief overview of where we are in the process
- Review background information on General Plan Land Uses and Alternatives
- Describe Proposed Land Use Designations
- Present the Preferred Land Use Alternative
- Discuss and answer questions
- Next steps



# 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.



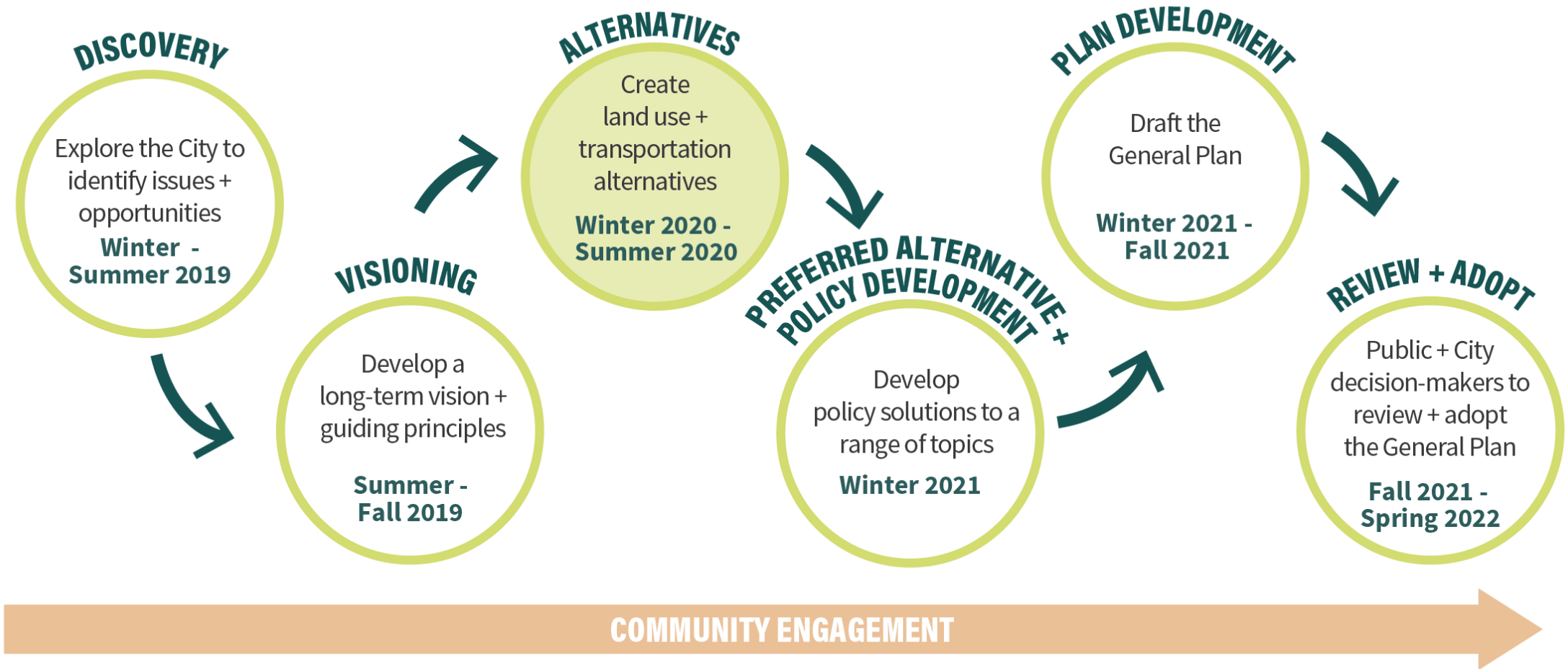
4

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





# What is Land Use?

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# What is Land Use?

## Residential



## Retail, Service + Hospitality



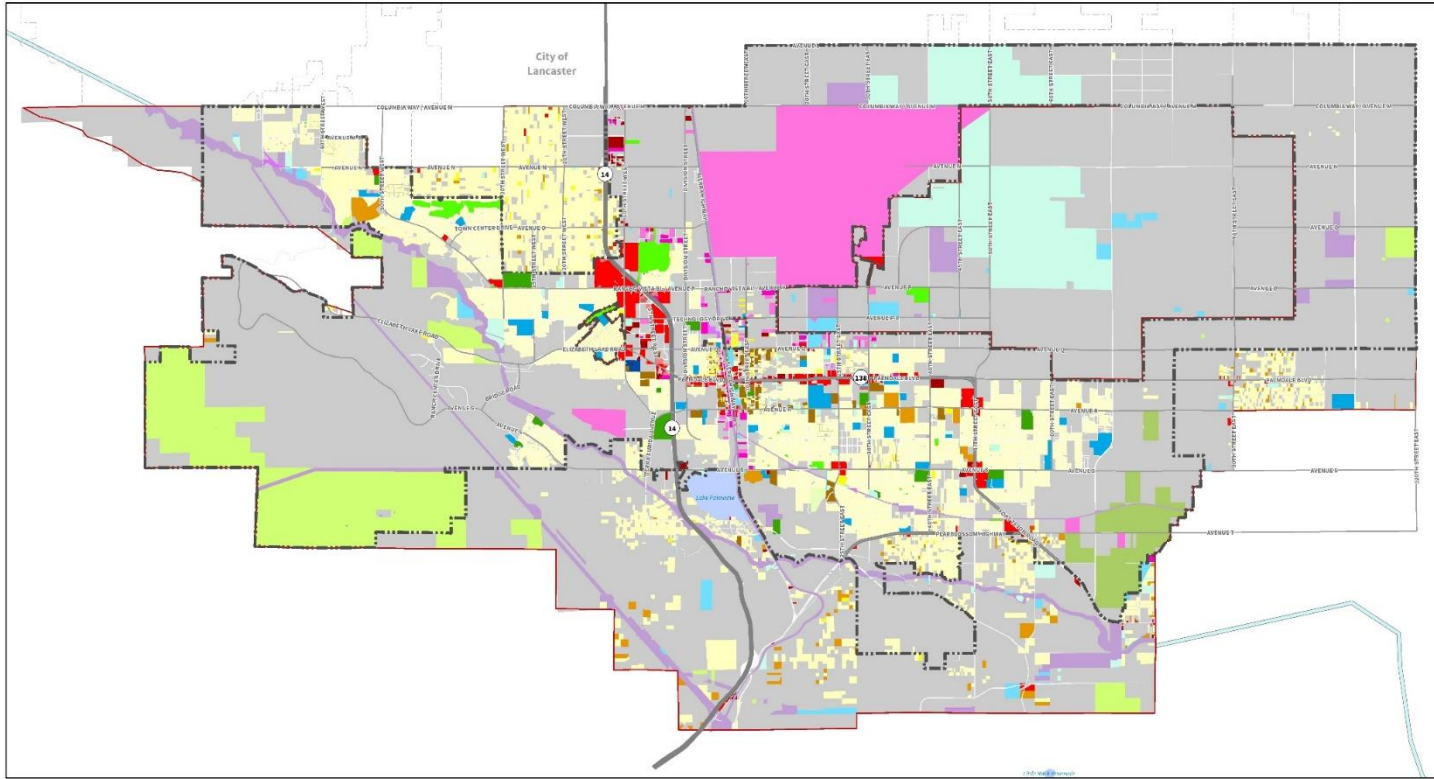
## Office, R+D + Industrial



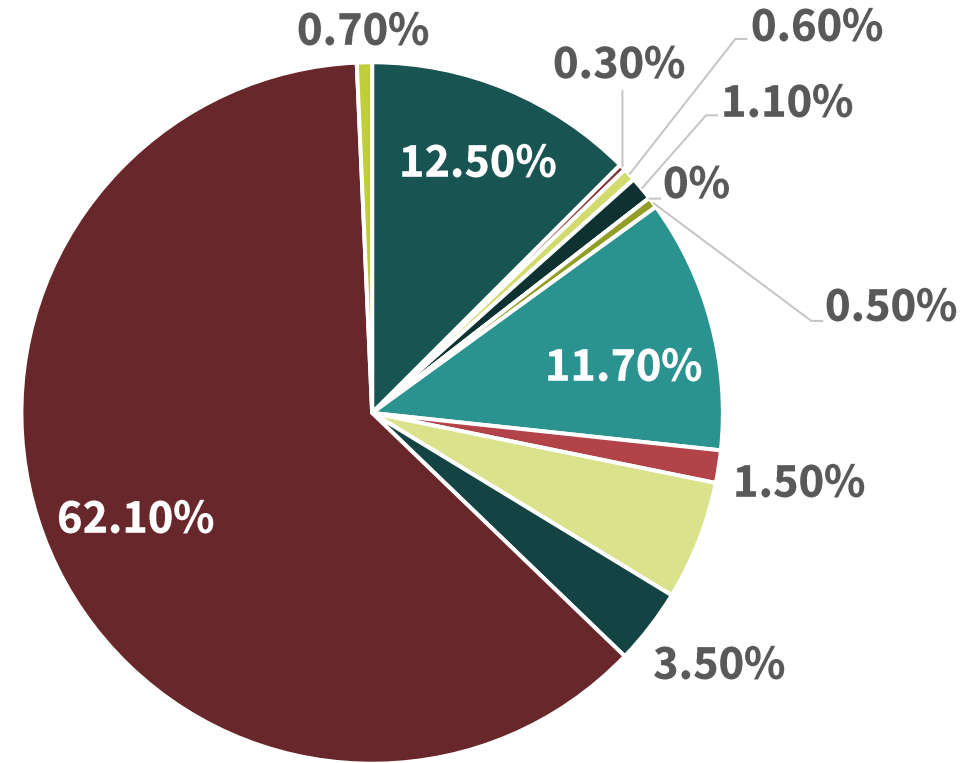
## Public + Institutional



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



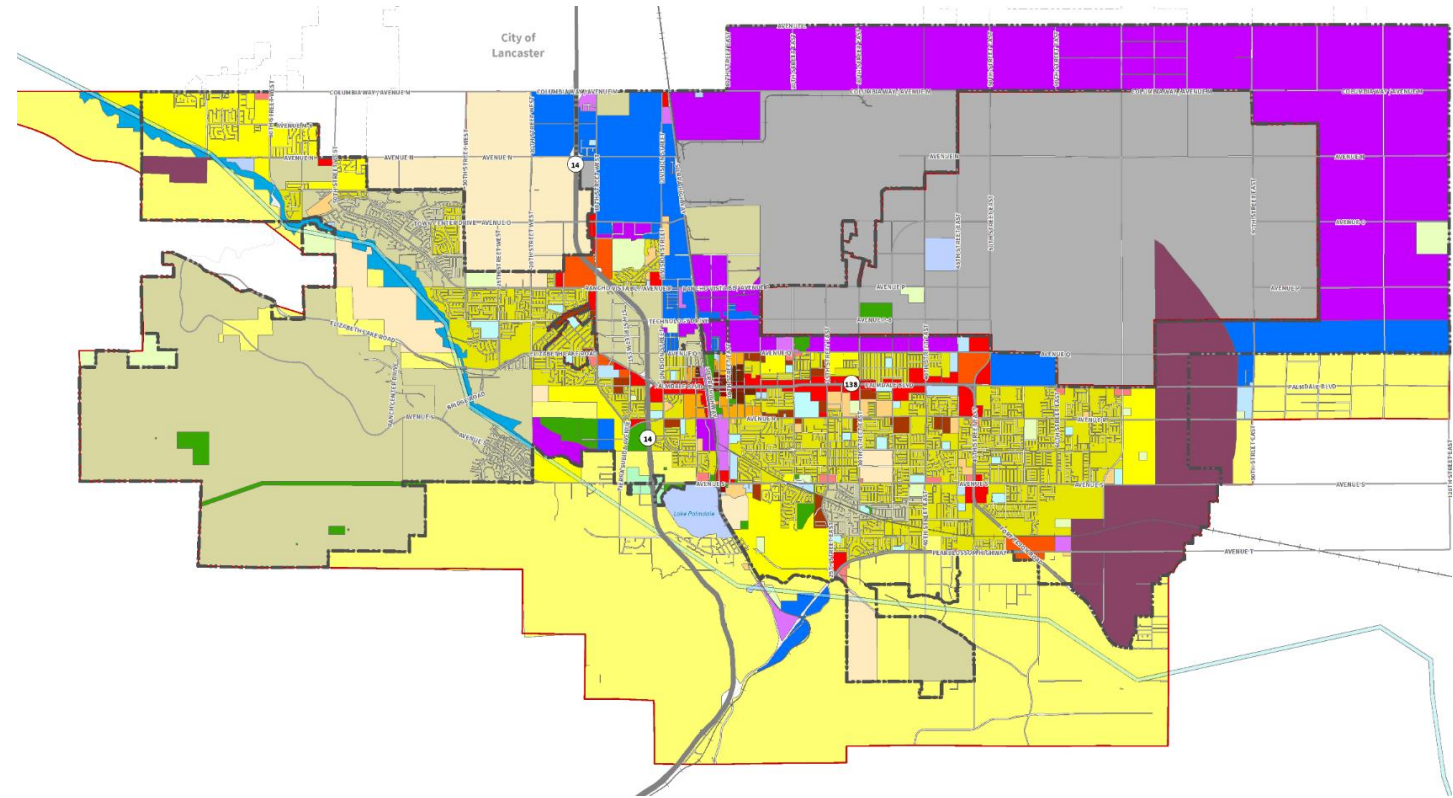
## Existing Land Use



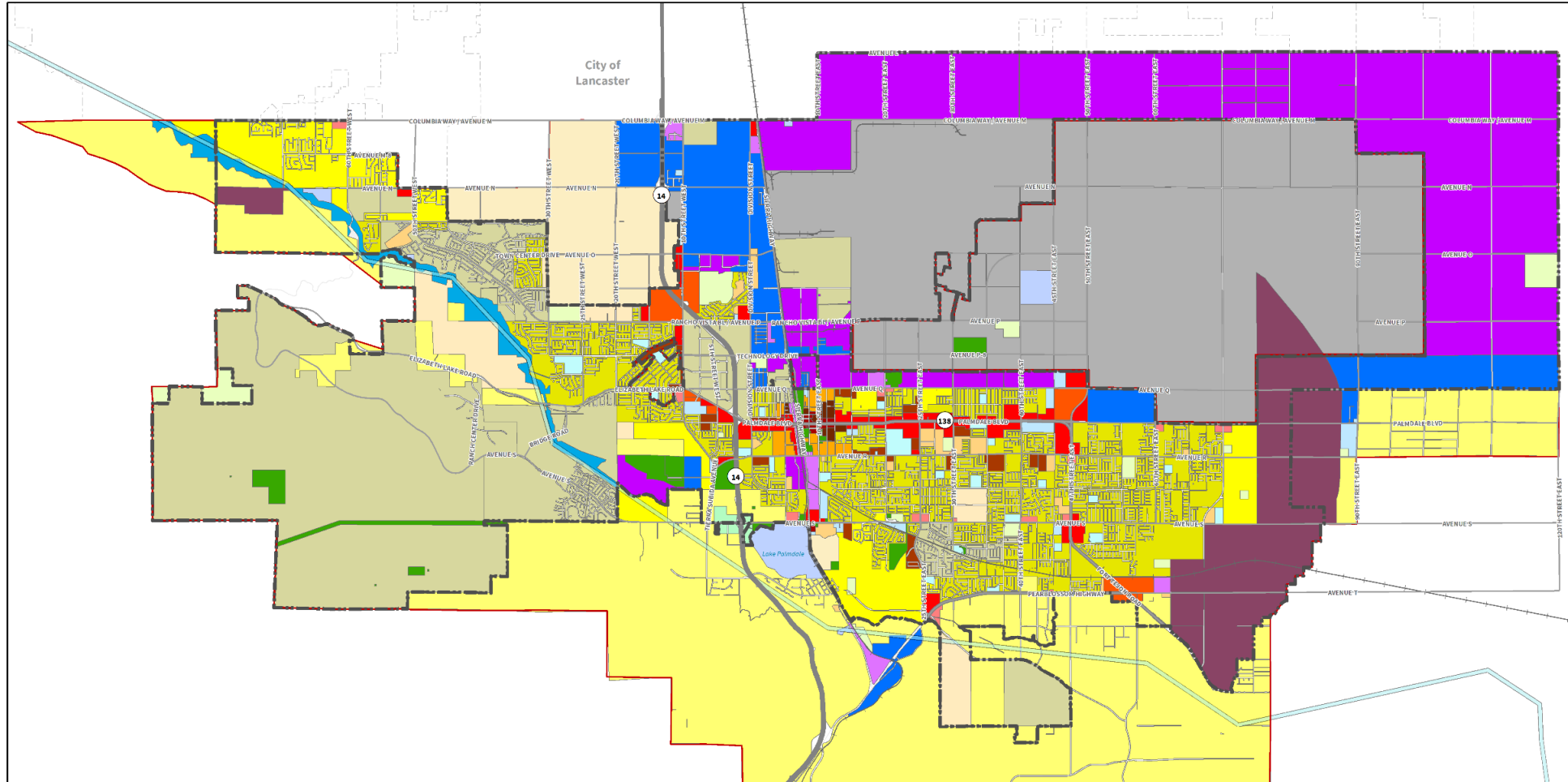
- Residential - Single family
- Residential - Multifamily
- Residential - Mobile Home
- Commercial
- Mixed Use
- Office
- Industrial/Agriculture/Extraction
- Public/Institutional
- Parks and Open Space
- Infrastructure
- Vacant
- Other

# 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)         | Medium Residential (MR)                | Neighborhood Commercial (NC) | Business Park (BP)                | Open Space (OS)                         |
| Single Family Residential 1 (SFR-1) | Medium High Density Residential (MHDR) | Community Commercial (CC)    | Office Commercial (OC)            | Park/Public Facility (PF)               |
| Single Family Residential 2 (SFR-2) | Multifamily Residential (MFR)          | Regional Commercial (RC)     | Mineral Resource Extraction (MRE) | Public Facility-School (PF-S)           |
| Single Family Residential 3 (SFR-3) | High Density Residential (HDR)         | Downtown Commercial (DC)     | Industrial (IND)                  | Public Facility-Treatment Plant (PF-TP) |
| Low Density Residential (LDR)       | Special Development (SD)               | Specific Plan Area           | Commercial Manufacturing (CM)     | California Aqueduct                     |
|                                     |  |                              |                                   | Airport and Related Uses (AR)           |



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

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# Land Use Framework + Alternatives + Community Feedback



# 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**

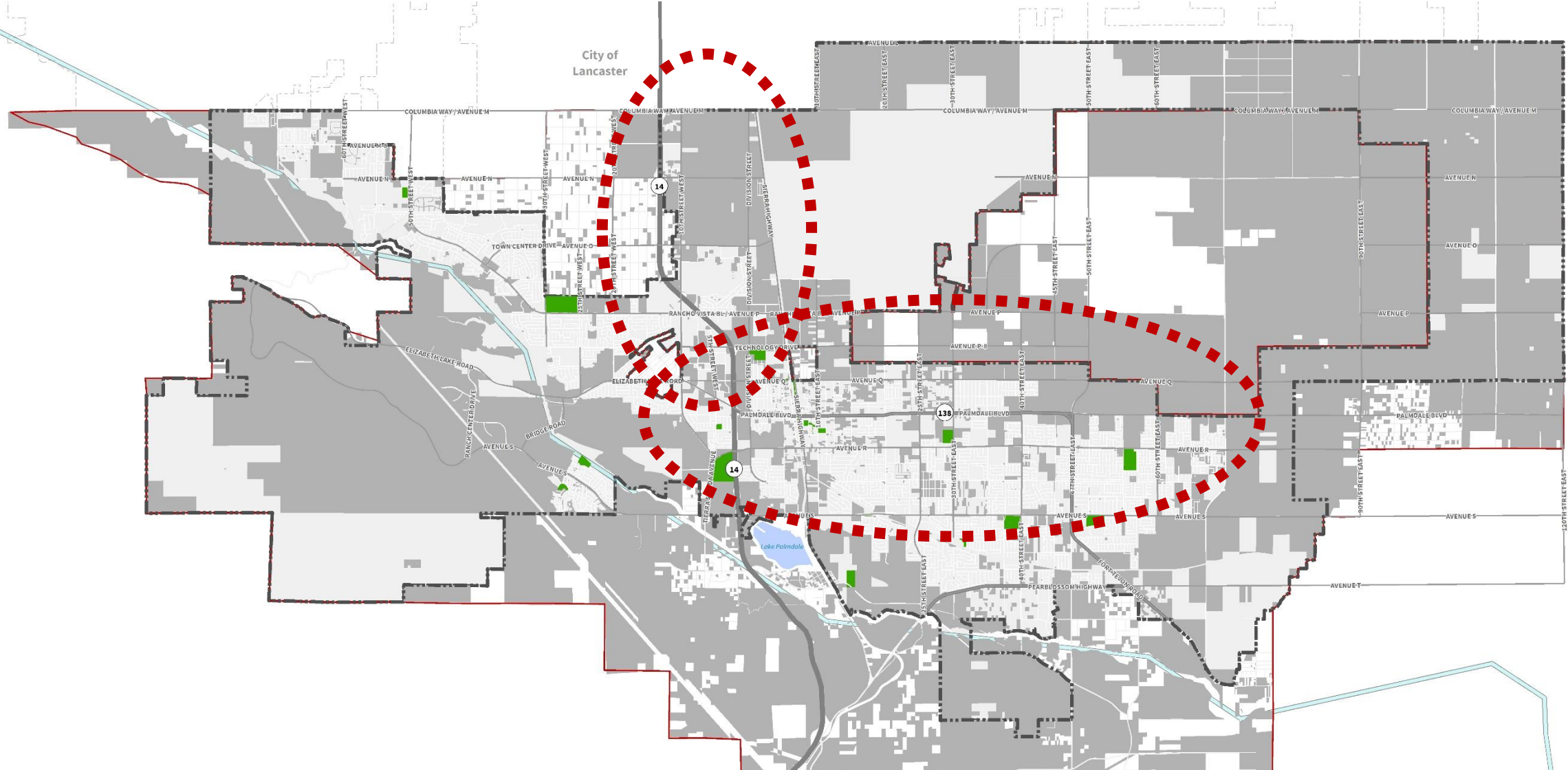


**Preserve natural setting**



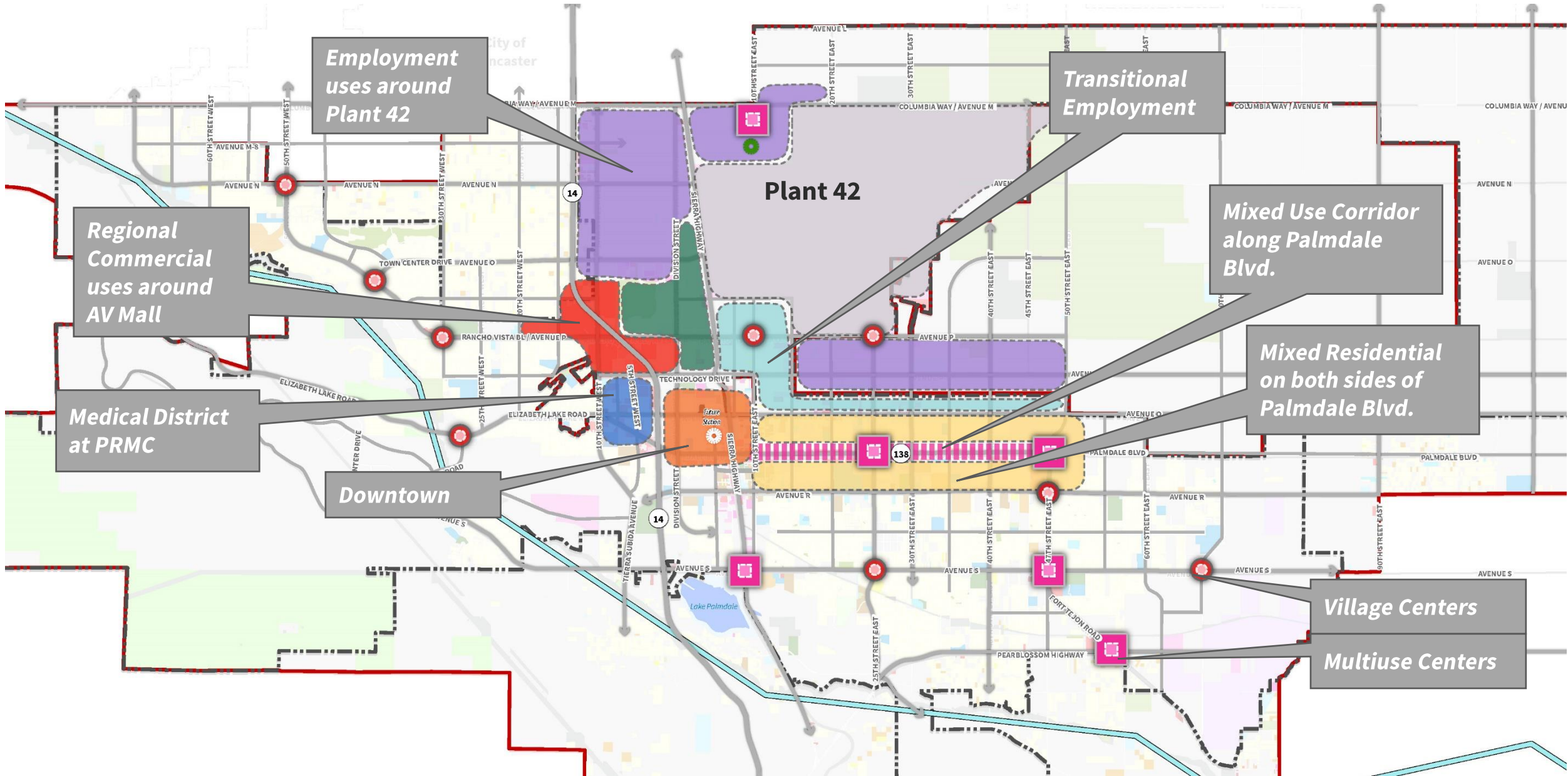
**Forefront of transportation Innovation**

# Areas of Change and Stability



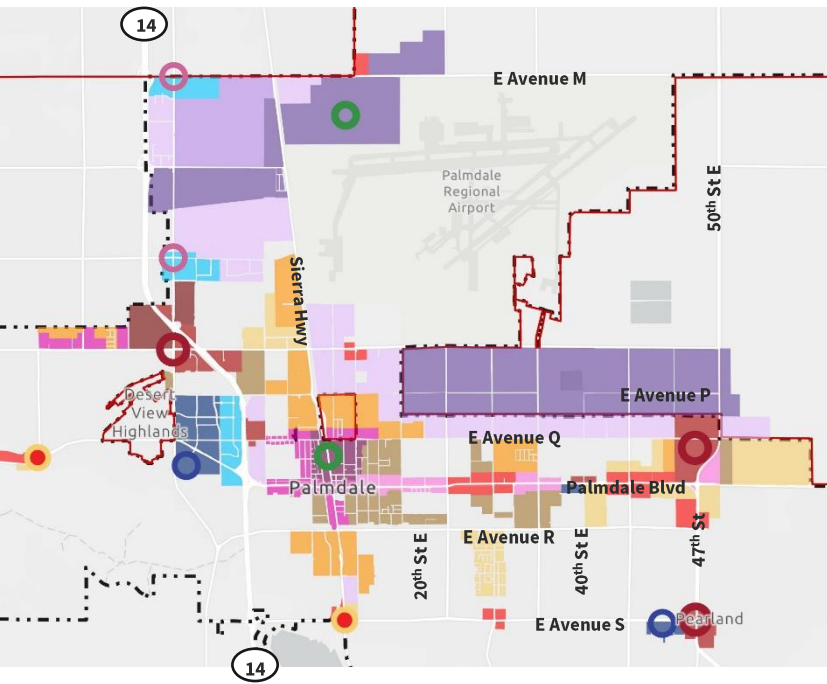


# Land Use Framework

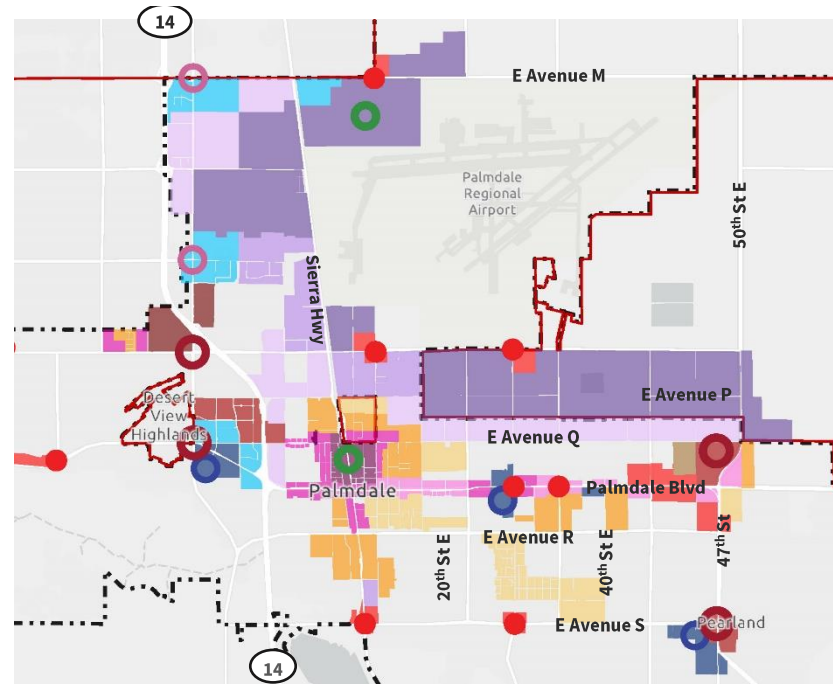


# Land Use Alternatives Comparison

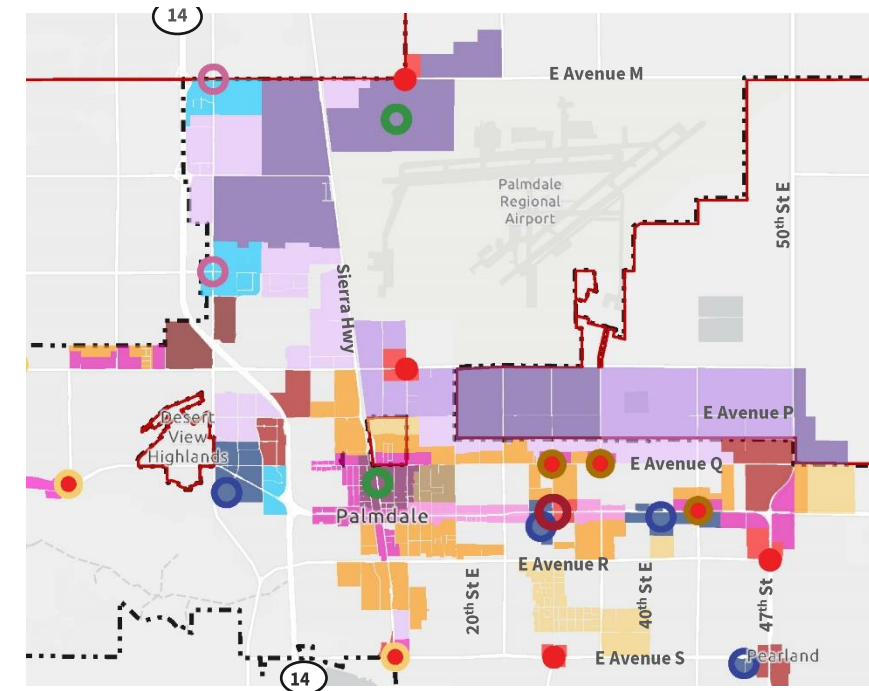
## Alternative #1



## Alternative #2



## Alternative #3



# Summary of Phase 2 Engagement

- **Stakeholder Focus Groups (July 2020)**
  - 47 attendees
- **Live Presentation + Q&A (August 2020)**
  - 42 live participants, 77 YouTube views
- **Virtual Workshop + Survey (July-August 2020)**
  - 418 responses, >3,100 views
- **Pop-Up Workshops (July-August 2020)**
  - 9 events, 297 participants
- **GPAC Meetings (Ongoing)**
  - 9 meetings to date, 15 members
  - GPAC Meeting #7 - 73 YouTube views
  - GPAC Meeting #6 - 177 YouTube views



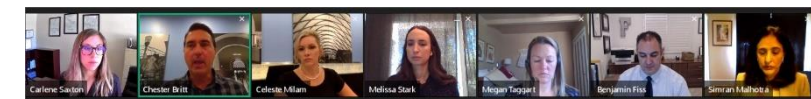
City of Palmdale General Plan Update: Virtual Workshop + Survey of Land Use Alternatives

Welcome Project Background Land Use Alternatives **Alternative #1** Alternative #2 Alternative #3 Compare the Alternatives Survey

### Alternative #1

Alternative #1 focuses more activity and energy towards the City core, with a major medical and educational hub on 10<sup>th</sup> Street West and moderate-high residential developments allowed close to downtown. Major components of Alternative #1 are:

- A large education district with higher education facilities at 10<sup>th</sup> Street West between Technology Drive and Avenue Q/Elizabeth Lake Road;
- An additional medical district on Avenue S between 40<sup>th</sup> Street East and 47<sup>th</sup> Street East;
- Regional commercial uses at the Palmdale Boulevard and 47<sup>th</sup> Street East intersection; higher density residential expanded around the future downtown between Avenue Q and Avenue R;
- Neighborhood centers throughout the City that provide a mix of neighborhood retail or commercial uses surrounded by townhomes and courtyard apartments; and



Envision PALMDALE 2045  
establish community

Thank you for joining us! The presentation will begin shortly.

Para escuchar la presentación en español, llame al 1-866-899-4679, código de acceso 593-934-637.

Connecting to Audio:

- Please make sure you connect to audio through your computer or by calling in by phone. To connect by phone, please call 1-877-309-2074, enter the Access Code 940-773-954, and then enter your unique Audio PIN which will appear on your screen.
- If you are having audio issues, please try the following: On the right hand panel of your screen, under the Audio Tab, select to use either your computer audio or join via phone call. For phone call, dial the Access Code 940-773-954 and Audio PIN on the right hand panel of your screen.

Please note that the audience will be automatically muted during the presentation.

If you have not already, please use this time to take our survey on the project website, [Palmdale2045.org](https://Palmdale2045.org).

# Overall Feedback on Alternatives

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- **Overall preference for Alternative 3**

- Mix of employment uses, # of jobs
- Low VMT, less travel is better for families and youth
- Alternative 3 offers most flexibility
- Opportunity to make Palmdale vibrant – “place to call home”
- Plan should give youth a choice to stay in Palmdale (education, jobs, housing choices)
- Diversification of the local economy is important, with Aerospace serving as the backbone

- **Medical Districts** – like the idea of two locations for better accessibility by residents

- **Education Districts** – prefer two locations, vocational training as well as higher education

**POLL**

**Questions?**

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# Palmdale 2045 General Plan Land Use Designations

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# 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	Type	Example	Type	Example
Equestrian Residential (ER) 		Single Family Residential 2 (SFR2) 		Residential Neighborhood 2 (RN2) 	
Low Density Residential (LDR) 		Single Family Residential 3 (SFR3) 		Residential Neighborhood 3 (RN3) 	
Single Family Residential 1 (SFR1) 		Residential Neighborhood 1 (RN1) 		Residential Neighborhood 4 (RN4) 	

# 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
Mixed Use 1 (MU1) 	
Mixed Use 2 (MU2) 	
Mixed Use 3 (MU3) 	

## Commercial

Type	Example
Mixed Use 4 (MU4) 	
Neighborhood Commercial (NC) 	
Regional Commercial (RC) 	

## Office, and Industrial

Type	Example
Visitor Commercial (VC) 	
Employment Flex (EF) 	
Industrial (IND) 	




# 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.

## *Office, and Industrial*

Type	Example
Aerospace Industrial (AI) ■	
Mineral Resource Extraction (MRE) ■	
Health and Wellness (HW) ■	

## *Public*

Type	Example
Educational Flex (EDF) ■	
Specific Plan (SP) ■	

**POLL**

**Questions?**

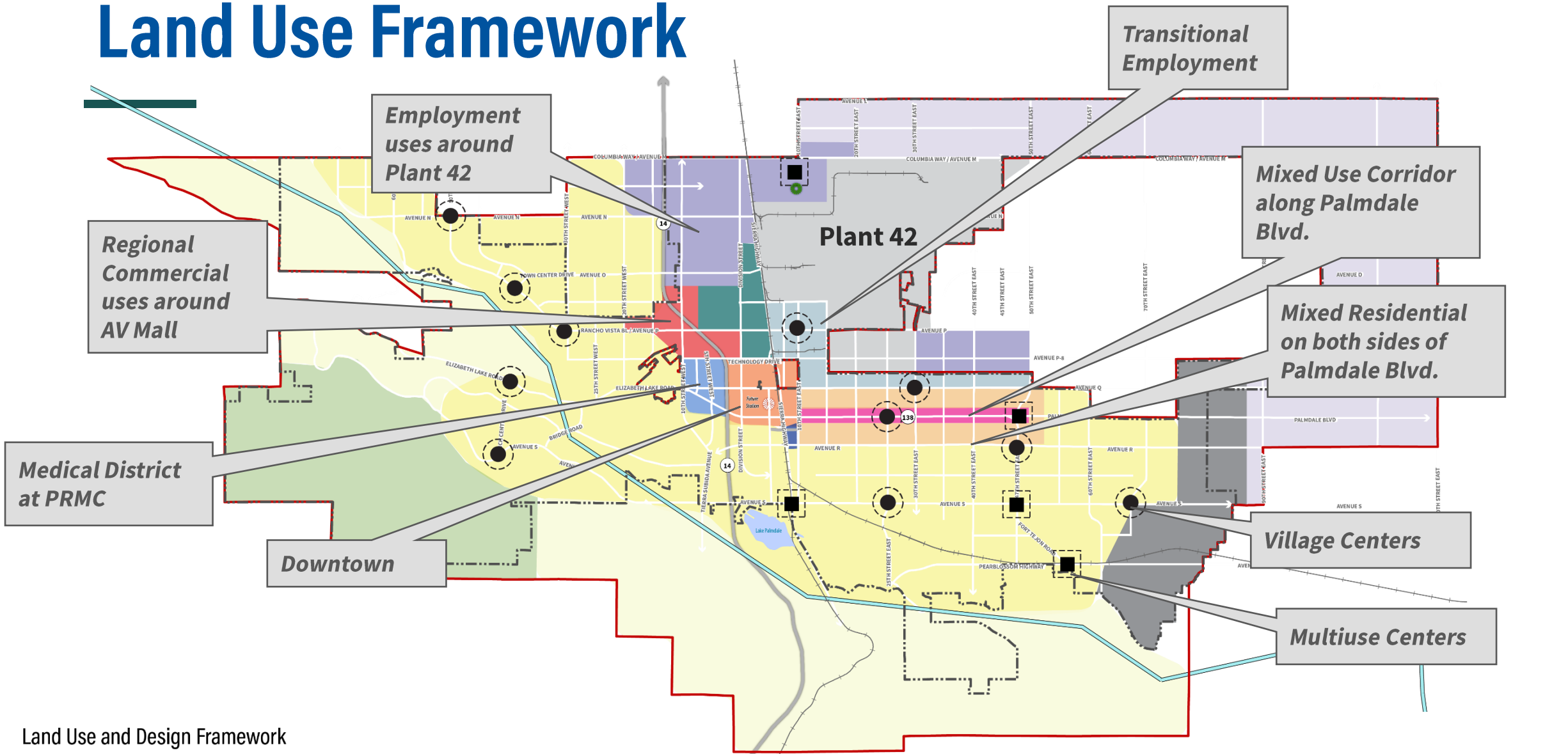
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# Preferred Land Use Alternative

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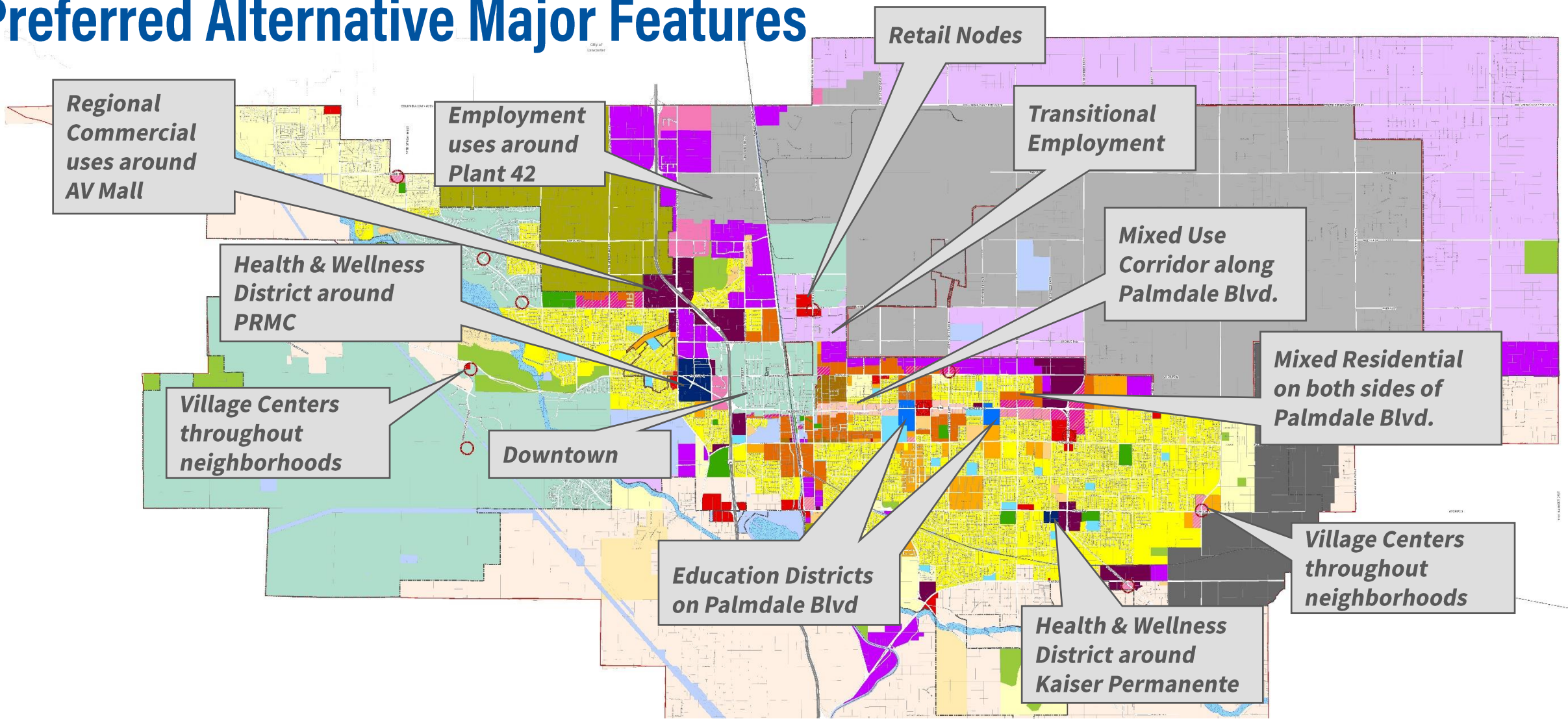
# Land Use Framework



## Land Use and Design Framework

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

# Preferred Alternative Major Features



## Residential Designations

- 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

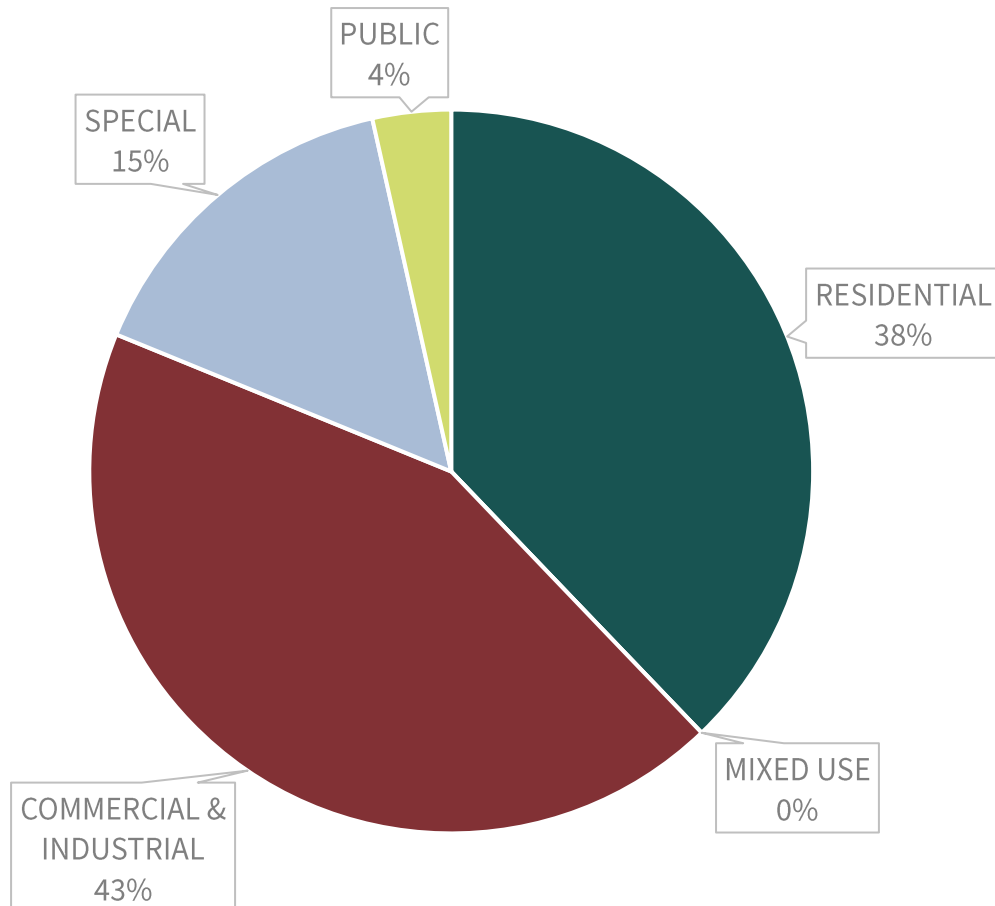
## Public

- Public Facility-Park
- Open Space

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

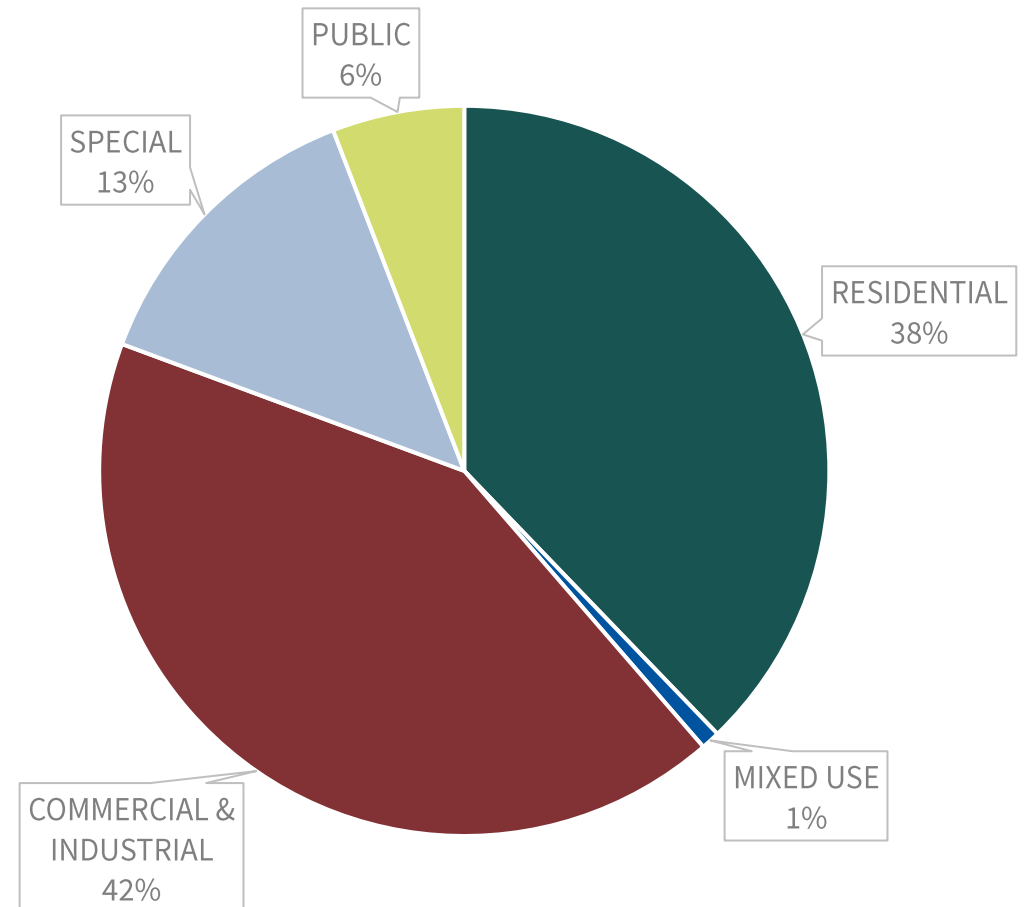
# Land Use Breakdown + Comparison

## Current General Plan



- RESIDENTIAL
- COMMERCIAL & INDUSTRIAL
- PUBLIC
- MIXED USE
- SPECIAL

## Preferred Land Use Alternative



- RESIDENTIAL
- COMMERCIAL & INDUSTRIAL
- PUBLIC
- MIXED USE
- SPECIAL

# Preferred Land Use Alternative Metrics

## TOTAL HOUSEHOLDS



## ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD



## ANNUAL HOUSEHOLD COST: TRANSPORTATION + ENERGY + WATER



## TOTAL JOBS



## WALKING/BIKING TRAVEL MODE SHARE



**POLL**

**Questions?**

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# Village Centers

- Village centers offer a mix of residential uses and daily goods and services within neighborhoods in a mixed-use setting
- Consist of a variety of land use designations including
  - Mixed Use 1 (MU1)
  - Mixed Use 2 (MU2)
  - Neighborhood Commercial (NC)
- Include publicly accessible plazas or courtyards connected to the larger pedestrian and bicycle network



# Village Centers

Retail with gathering areas



Residential

Retail

*Vertical Mixed Use*



Office

Retail

Residential

*Horizontal Mixed Use*

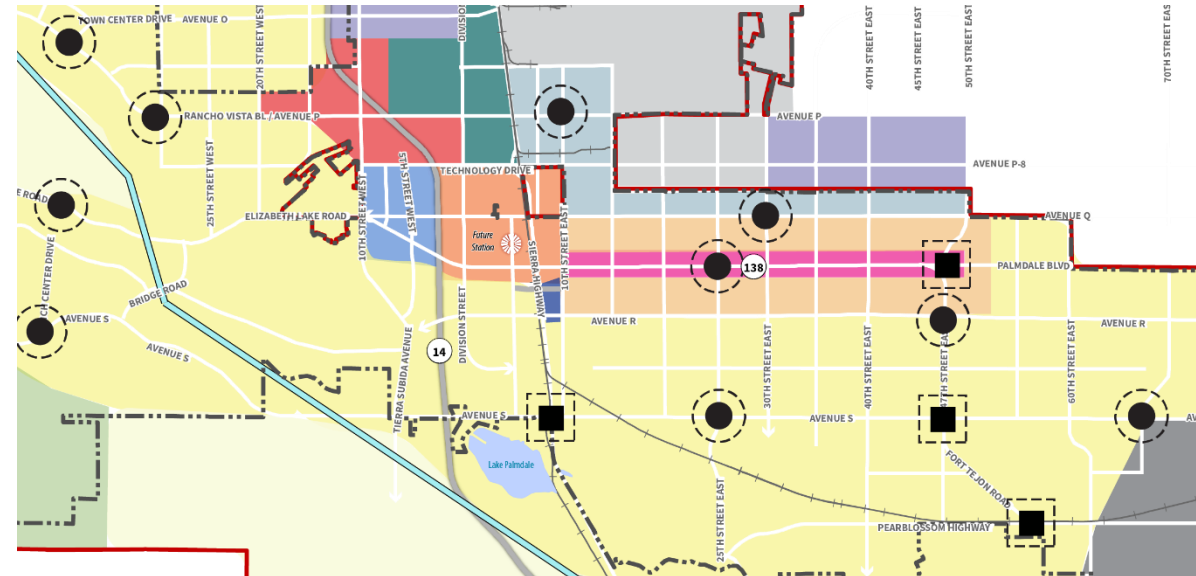
# Village Center + Multi-Use Node Locations

## Village Centers

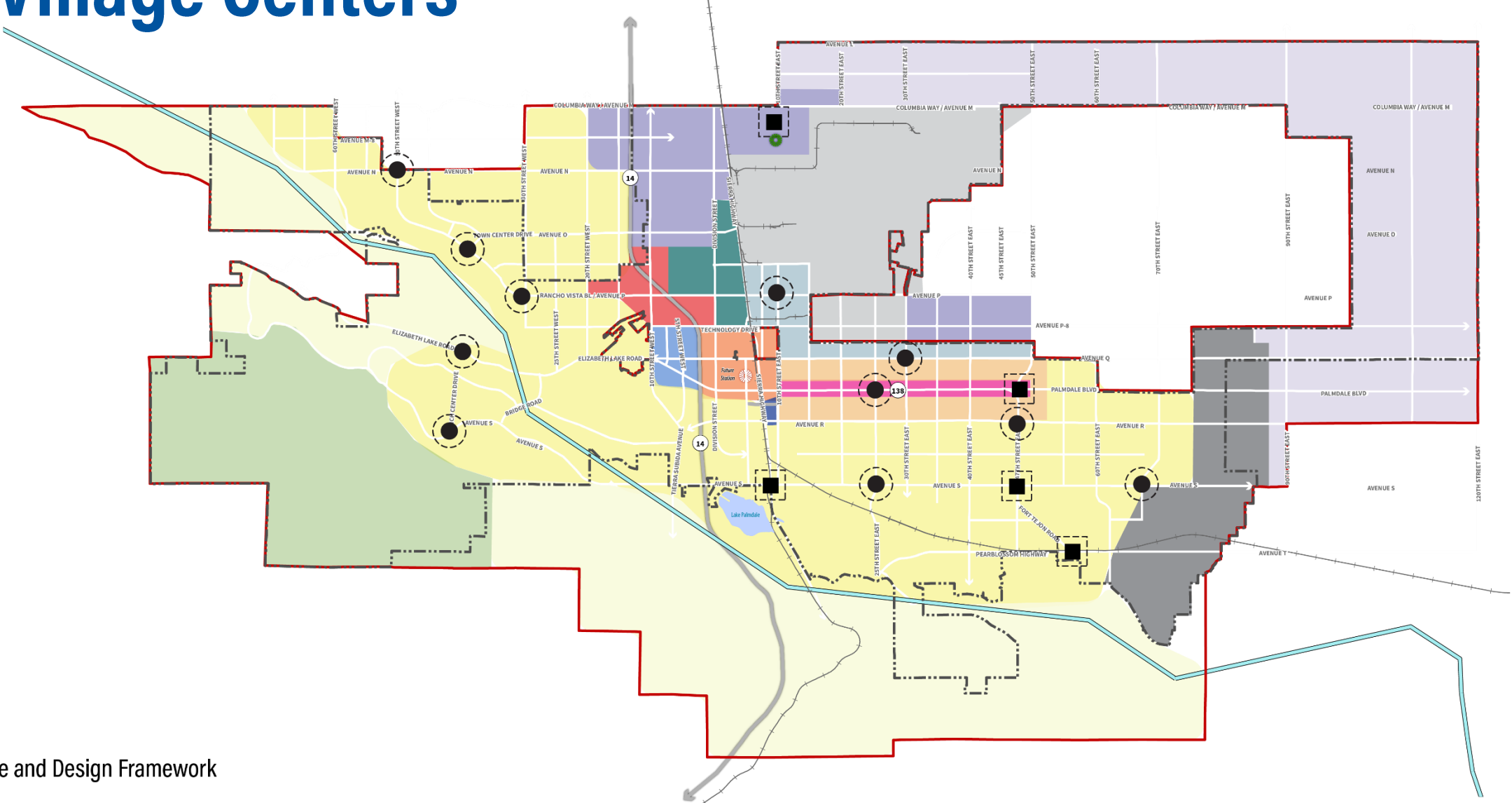
1. Avenue N and 50<sup>th</sup> Street West
2. Rancho Vista Blvd and Town Center Dr
3. Rancho Vista and Seville Ave
4. Ranch Center Drive and Elizabeth Lake Road
5. Avenue S and Ranch Center Drive
6. Avenue P and 10<sup>th</sup> Street East
7. Avenue Q and 30<sup>th</sup> Street East
8. Palmdale Boulevard and 26<sup>th</sup> Street East
9. Avenue R and 47<sup>th</sup> Street East
10. Avenue S and 25<sup>th</sup> Street East
11. Avenue S and 70<sup>th</sup> Street East
12. Fort Tejon Road and Pearblossom highway

## Multi-Use Nodes

1. Avenue M and Challenger Way
2. Sierra Highway and Avenue S
3. Palmdale Boulevard and 47<sup>th</sup> Street East
4. Avenue S and 47<sup>th</sup> Street East
5. Fort Tejon Road and Pearblossom highway



# Village Centers



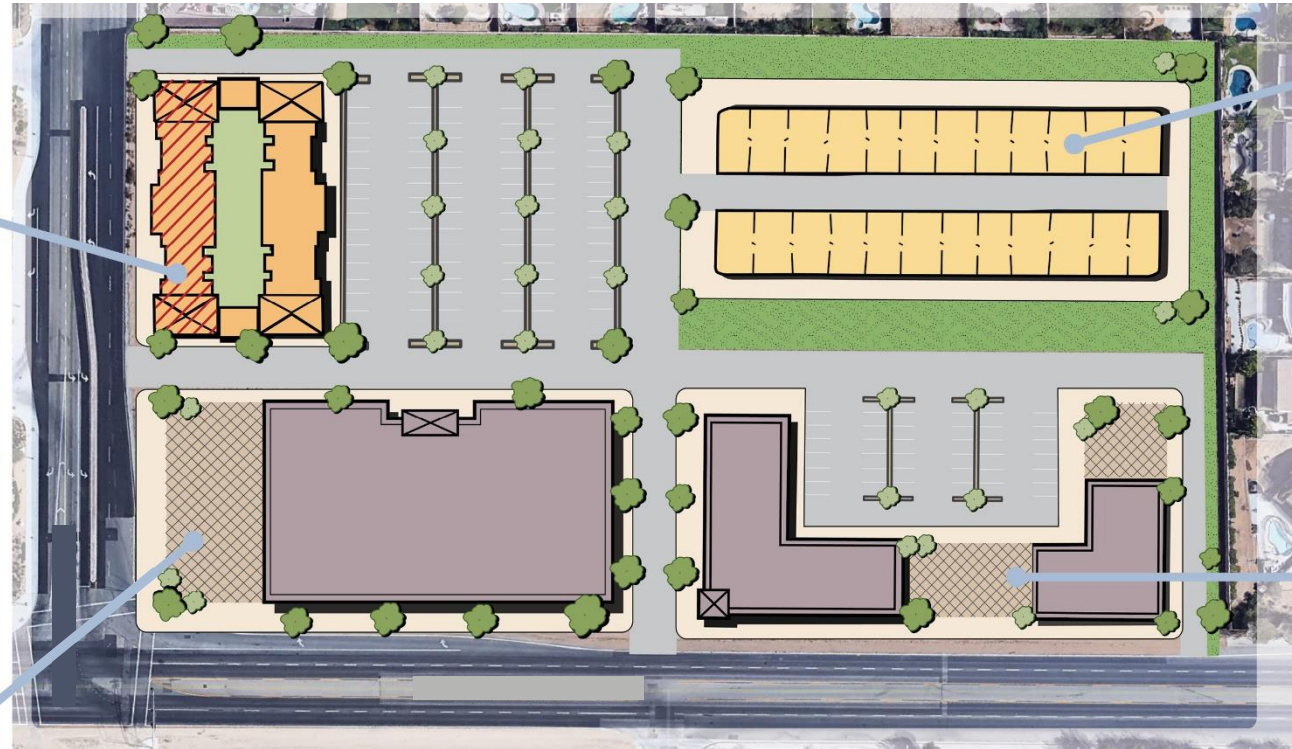
## Land Use and Design Framework

- 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

# Example Village Center



Two-to-three story residential over ground floor retail or services.



Alley-loaded townhouses (two-to-three stories) abutting existing residential neighborhood.



New public plazas and gathering spaces.



New public gathering places.

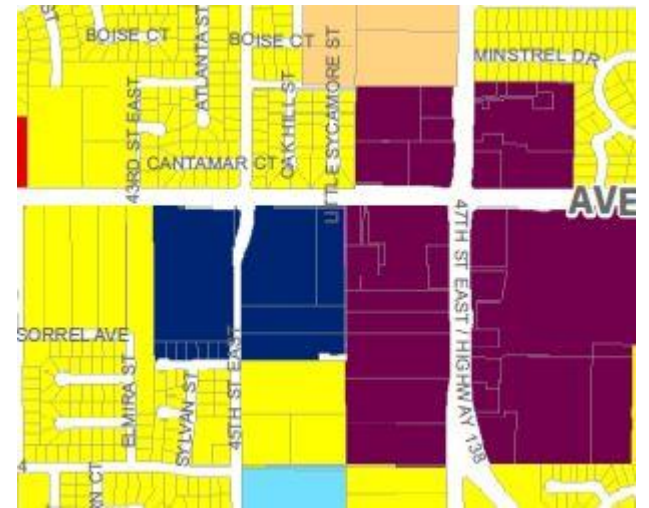
**POLL**

**Questions?**

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# Health & Wellness Districts

- The Health and Wellness designation provides for a mix of public and private medical, health, and wellness uses in a campus setting.
- Allowed uses include emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies.
- Two locations:
  - Near PRMC (Palmdale Blvd. & 10<sup>th</sup> Street West)
  - Kaiser Permanente (Ave S and 45<sup>th</sup> St)



# Health & Wellness Districts



Mix of uses including medical, office, R&D/ laboratory, retail and housing.

PALMDALE BOULEVARD & 10TH STREET WEST



New medical research facility to support Palmdale Regional Medical Center.



Public gathering spaces and plazas.



Outdoor gathering space.



**POLL**

**Questions?**

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# Education Districts

- The education district provides for a mix of educational types (Education Flex) uses in a campus like setting.
- Allowed **primary** uses: trade schools, public and private higher education facilities, and satellite campuses,
- Allowed **secondary** uses: supportive retail, offices and housing.



# Example Education District

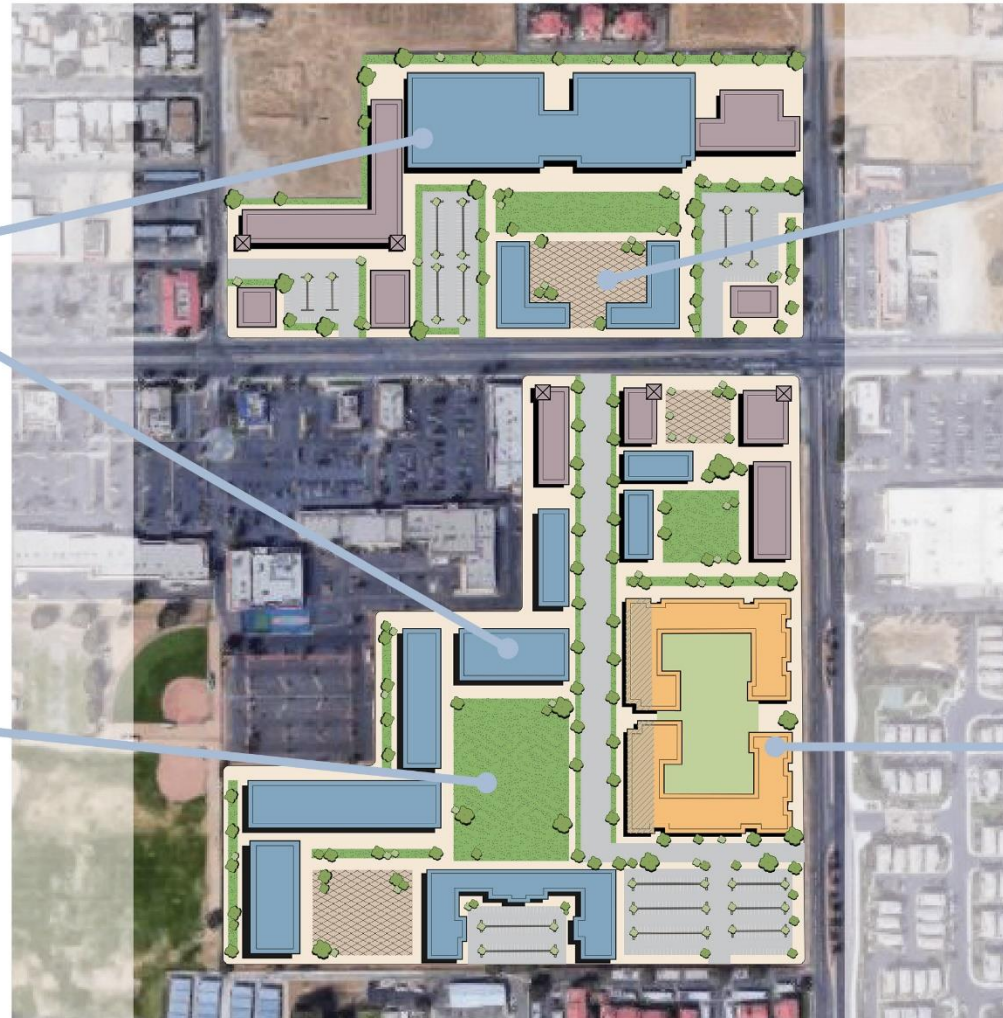
*PALMDALE BOULEVARD & 25TH STREET EAST*



Mix of educational uses.



Outdoor collaboration space and flexible plaza space.



Public plazas or gathering spaces.



Podium residential with educational or office uses on the ground floor.

**POLL**

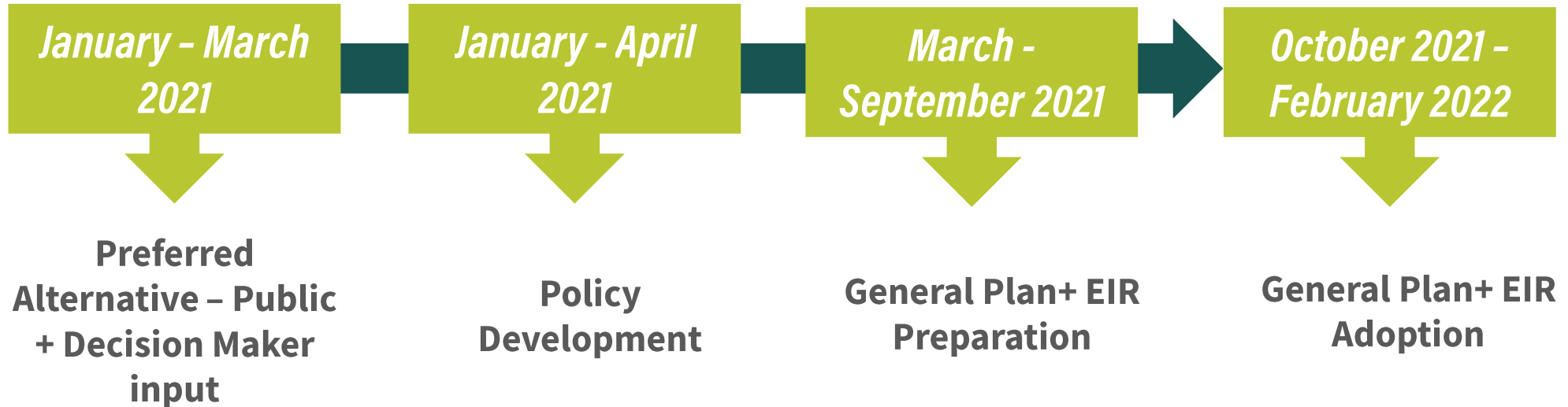
**Questions?**

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# Upcoming Events and Next Steps

**Preferred Alternative Community Survey: LIVE NOW!**  
[www.palmdale2045.org](http://www.palmdale2045.org)

Next GPAC meeting #11 – Transportation: February 24, 2021



# Thank you!

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**City of Palmdale**

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Email

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