

***PALMDALE TRADE
AND
COMMERCE CENTER
SPECIFIC PLAN***



P A L M D A L E
a place to call home

City of Palmdale
Planning Division
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**Adopted May 24, 1990
(Resolution No. 90-152)**

**Amended October 11, 1990
(Resolution 90-269)**

**Amended September 12, 1991
(Resolution 91-199)**

**Amended May 11, 1994
(Resolution No. 94-43)**

**Amended June 11, 1997
(Resolution No. 97-029)**

**Amended December 9, 1998
(Resolution No. 1998-137)**

**Amended December 13, 2004
(Resolution No. CC 2004-338)**

**Amended January 9, 2006
(Resolution No. 2006-002)**

**Amended May 16, 2007
(Resolution No. CC 2007-138)**

**Amended March 5, 2008
(Resolution No. CC 2008-021)**

**Amended August 4, 2010
(Resolution No. CC-2010-087)**

**Amended June 4, 2014
(Resolution No. CC 2014-082)**

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1.0 INTRODUCTION

1.1 Purpose and Intent

During the decade of the 1980's the Antelope Valley of Northern Los Angeles County and, more particularly, the City of Palmdale, experienced explosive growth and development. In the late 1980's, the City of Palmdale was the fastest growing city in the State of California, with the City's population increasing from approximately 20,397 to 68,842 during the last five years of the decade.

Much of this growth, however, was concentrated in the residential sector, leaving many Palmdale residents commuting to the greater Los Angeles area for work. Although the military and aerospace industries in the area provide a substantial number of jobs to local residents, a serious need exists to foster commercial and industrial growth in order to establish a more diversified local employment base. This, in turn, would aid in achieving a better jobs to housing balance for the region as a whole.

The Palmdale City Council took action in late 1989 to address this issue via their authorization to prepare a Specific Plan for an area known as the Palmdale Trade and Commerce Center. The Palmdale Trade and Commerce Center encompasses approximately 756 acres along the Antelope Valley Freeway (SR14)(see Exhibit 2). The center is strategically located in the center of Palmdale and is designated SP-13 (Palmdale Trade and Commerce Center) on the City's General Plan. From both locational and land use standpoints, the center represents the ideal area to address the creation of a diversified employment center in central Palmdale.

This document constitutes the Specific Plan prepared for the Palmdale Trade and Commerce Center. The Plan serves as a means of managing the use of land, establishes provisions for detailed site development, provides a comprehensive approach to infrastructure planning and financing, and provides guidance for the future redevelopment activities in the area. As an implementing tool, the Specific Plan provides a concrete commitment to the objectives of the Palmdale General Plan.

The Specific Plan area is characterized by a multiplicity of private ownerships, and encompasses portions of redevelopment project area 1. The preparation of a Specific Plan for the area represents a means whereby the ideals of both public and private interests can be realized. Because the Specific Plan is an implementing tool of the City of Palmdale General Plan, the relationship between the two is important to understand. The

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General Plan is the chief policy document of the City. It sets, in broad terms, the land use and development goals of the City and broadly maps the anticipated pattern and nature of development. In serving as an implementing measure of the General Plan, this Specific Plan provides necessary assurances to involved parties on issues such as development character and public services provisions. In addition, the Specific Plan identifies planning considerations, and relates development controls and other programs to anticipated land use practices.

The Palmdale Trade and Commerce Center Specific Plan was originally adopted by the City Council on May 24, 1990 by Resolution No. 90-152. On October 11, 1990 by Resolution 90-269, the City Council approved an amendment to the Specific Plan changing the land use designation on a 50 acre site at the northwest corner of Palmdale Boulevard and Division Street from M-X (Mixed-Use) to PD (Planned Development). The Specific Plan was amended again on September 12, 1991 by Resolution 91-199 amending the sign regulations within the Specific Plan area. In 1994, the City conducted a comprehensive review of the Specific Plan in order to update information and regulatory provisions to reflect conditions and meet the needs of the community at that time. The City Council adopted a Specific Plan Amendment by Resolution No. 94-43 on May 11, 1994, to incorporate all these changes into the 1994 edition of the Specific Plan.

Subsequent to the May 11, 1994 Specific Plan Amendment, the City adopted revisions to the General Plan incorporating a Community Design Element within the General Plan and adopted an updated Zoning Ordinance, both of which were adopted on December 14, 1994. To achieve consistency with these changes to the General Plan and Zoning Ordinance, the Palmdale Trade and Commerce Center Specific Plan was again amended to incorporate the applicable design policies of the Community Design Element of the General Plan and design standards contained within the new Zoning Ordinance into the Specific Plan. The City Council adopted this Specific Plan Amendment by Resolution 97-029 on June 11, 1997.

1.2 Consistency with the General Plan

The Palmdale Trade and Commerce Center Specific Plan includes detailed regulations, standards, and guidelines necessary for the implementation of the General Plan. At the time of the initial Specific Plan adoption, the City Council made the appropriate findings of General Plan conformance as contained in Resolution No. 90-152. The City of Palmdale General Plan consists of nine elements, including Land Use; Circulation; Environmental

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Resources; Public Services; Safety; Noise; Housing; Parks, Recreation and Trails; and Community Design. The updated General Plan adopted on January 25, 1993 included those elements mandated by State law, with the City adding the Parks, Recreation and Trails Element on March 9, 1994 and the Community Design Element on December 14, 1994.

The regional commercial and industrial land uses permitted within this Specific Plan are consistent with the goals, objectives and policies described in the Land Use Element of the General Plan, which incorporated the Palmdale Trade and Commerce Center in both the text and maps when the updated General Plan was adopted on January 25, 1993. General plan goals, objectives and policies defined within the Circulation, Noise, Safety and Public Services Elements are further implemented by the Specific Plan. The Palmdale Trade and Commerce Center Specific Plan promotes the establishment of regional commercial, industrial and manufacturing development within the City of Palmdale, and is therefore consistent with policies of the General Plan which call for increasing local employment opportunities and reducing the jobs/housing imbalance within the City.

The goals, objectives and policies of the Parks, Recreation and Trails Element and Community Design Element were incorporated into the Specific Plan in the amendment adopted April 9, 1997, through the incorporation of architectural design policies in the Community Design element and the applicable policies and trail segments depicted in the Parks, Recreation, and Trails Element.

1.3 Authority and Scope

The Palmdale Trade and Commerce Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt Specific Plans by resolution as policy or by ordinance as regulation. The Planning Commission and City Council both held public hearings after which this Specific Plan was adopted by the City Council.

The Specific Plan is a regulatory plan which will serve as the zoning ordinance for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approvals must be consistent with the Specific Plan. Projects found to be consistent with the Specific Plan will be deemed consistent with the City's General Plan.

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1.4 California Environmental Quality Act Compliance

This Specific Plan was prepared and adopted in accordance with the California Environmental Quality Act (CEQA). The required initial study prepared for the Specific Plan determined that this project may have significant environmental impacts and therefore an Environmental Impact Report (EIR) was prepared. Environmental Impact Report 90-01 (SCH #89090618), prepared for the Palmdale Trade and Commerce Center Specific Plan, was certified by the City Council of the City of Palmdale by Resolution No. 90-142 on May 24, 1990. The EIR identified potential significant adverse impacts with respect to loss of open space and incompatibility with surrounding residential uses, air quality, off-site noise, aesthetics, traffic, and utilities. A statement of overriding considerations was adopted in conjunction with the project in compliance with the provisions of the California Environmental Quality Act. It was determined that mitigation would reduce impacts resulting from the remaining components to a level of insignificance.

The applicability of this EIR will include future development projects (i.e., site plans, tentative tract maps, parcel maps, and any other development proposals processed in conformance with the Palmdale Trade and Commerce Center Specific Plan); therefore, subsequent approvals will, in most cases, require either no further environmental documentation or only focused environmental analysis and action, as documented in Sections 15162 and 15182 of the CEQA guidelines.

Three addenda to the Palmdale Trade and commerce Center Specific Plan EIR have been prepared and approved by the City Council. Addendum # 1 was approved by Resolution 93-57 on March 11, 1993 amending the EIR "Project Description" to include land acquisitions by the City of Palmdale Community Redevelopment Agency (CRA) within the Specific Plan area. Addendum # 2 was approved by Resolution 94-43 on May 11, 1994 to provide textual consistency in conjunction with Amendment No. 3 to the Palmdale Trade and Commerce Center Specific Plan and clarify the extent of certain mitigation measures within the Specific Plan. In conjunction with the 1997 amendment to the Specific Plan, a third addenda to EIR 90-1 was prepared and made a part of the EIR and the approval of the Specific Plan Amendment. This addendum included revisions to the EIR to provide textual consistency with the Palmdale Trade and Commerce Center Specific Plan amendment.

1.5 Introductory Provisions

This section presents introductory information to the user of this document on the Palmdale Trade and Commerce Center Specific Plan's relationship to other regulations, agreements and related issues.

1.5.1 Relationship to Other Regulations

This Specific Plan provides the user with information needed to determine what policies, standards and regulations will guide the development of a particular parcel in the planning area. Regulations not specifically covered by this plan will be governed by applicable City regulations including the Municipal Code and Zoning Ordinance. No provision of this Plan is intended to repeal, abrogate, annul, impair or interfere with any existing City ordinance except as is specifically repealed by adoption of this Plan.

1.5.2 Conflict with Other Regulations

Whenever the provisions of this Specific Plan impose more restrictive regulations or otherwise establish more restrictive requirements than are imposed or required by any other City ordinance, code or regulation, the provisions of this Plan shall govern.

1.5.3 Agreements

The provisions of this Specific Plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Specific Plan.

1.5.4 Validity

If any section, subsection, sentence, clause, phrase, or portion of the Palmdale Trade and Commerce Center Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Plan.

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1.5.5 Ambiguities

Unless otherwise provided, any ambiguity concerning the content or application of the Palmdale Trade and Commerce Center Specific Plan shall be resolved by the Planning Commission.

1.5.6 Non-Conforming Uses and Structures

Lawfully established uses and structures which are no longer in conformance with the provisions of this Specific Plan shall be governed by the applicable provisions contained in the City of Palmdale Zoning Ordinance.

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Introduction*

*Palmdale Trade and Commerce Center Specific Plan
Goals, Objectives, and Policies*

2.0 GOALS, OBJECTIVES, AND POLICIES

2.1 Introduction

The purpose of this section is to delineate the goals, objectives and policies of the Palmdale Trade and Commerce Center Specific Plan, in order to define the planning approach to the project area and outline how specific land use issues will be addressed.

Goals, objectives and policies as used in this Plan are defined as follows:

Goals are broad statements that define the community's hope for the future. They are general in nature and do not indicate when or how these goals are to be accomplished.

Objectives are statements of intent that generally guide future development in specific topic areas.

Policies are more specific statements of intent dealing with particular topics. They define the approach to be taken to achieve the plan objectives, and are in themselves the first step in the development of a solution as they form the basis for standards and regulations.

2.2 Specific Plan Goals, Objectives and Policies

A. Land Use

Goals:

1. Provide a viable mix of commercial, industrial and public uses consistent with the capabilities of the City and special districts to provide services.
2. Establish a mixed use activity center to complement residential development in the City.

Objectives:

1. Provide for commercial and industrial facilities in the Palmdale Trade and Commerce Center Specific Plan area which serve both the employment

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Goals, Objectives, and Policies*

needs of local residents as well as regional needs of North Los Angeles County.

2. Establish the Specific Plan area as a focal point and gateway to the City.
3. Encourage lot consolidations and master planning to provide larger parcels of developable land.
4. Encourage the development of regional transit facilities within the Specific Plan area.
5. Promote attractive and high quality commercial and industrial uses.

Policies:

1. Promote high quality, attractive, and functional site planning and architecture within the Specific Plan area.
2. Group, cluster, and organize uses within the Specific Plan area to optimize shared parking and access between adjacent uses.
3. Encourage the development of commercial facilities which are designed at a human scale, and which are pedestrian oriented.
4. Develop comprehensive design and technical standards for all commercial development which underscores the significance of the Specific Plan area within the City as a major activity center and community focal point.
5. Encourage a mixture of compatible industrial uses within the Specific Plan area.
6. Develop and implement performance standards for industrial land uses.
7. Establish landscaping and open space buffers adjacent to off-site residential neighborhoods.

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B. Housing

The Palmdale Trade and Commerce Center Specific Plan is oriented towards the development of a commercial and industrial center within the City of Palmdale. As such, it does not include provisions for the development of housing, but rather serves to supply needed employment opportunities.

C. Community Design

Goal:

1. Development within the Specific Plan shall be designed and coordinated to complement the central area of Palmdale, create an attractive activity center, and enhance the image and quality of life in the City.

Objective:

1. Reinforce the strategic centralized location of the Specific Plan area through the use of strong design features.

Policies:

1. Encourage compatibility of architectural styles and unique landscape themes within the Specific Plan area to enhance the character of the area.
2. Develop open space amenities throughout the Specific Plan area to enhance the visual quality of the environment.
3. Promote visual interest and variety within the Specific Plan area by providing architectural and landscape expressions which are different, yet compatible with the character of Palmdale.
4. Establish special landscape and design treatment standards and/or requirements throughout the Specific Plan area to create a unique identity in the area.
5. Develop a series of design standards and guidelines related to site

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planning, landscaping, perimeter walls, signage, parking and parkways which serve to integrate development within the Specific Plan area and enhance the appearance of the area.

D. Transportation

Goal:

1. Ensure that the Specific Plan road network provides for the functional access needs of the area.
2. Encourage the use of intermodal transportation within the Specific Plan area.

Objectives:

1. Provide an efficient circulation system for the Specific Plan area which is safe, convenient and mitigates impacts on adjacent streets.
2. Develop a circulation system which maximizes land potential, reinforces identification, and enhances the urban design quality within the Specific Plan area.

Policies:

1. Establish a hierarchy of circulation features based on the functional role of the circulation system.
2. Limit access points onto arterial and collector roads.
3. Provide for transit facilities, both local and regional, throughout the Specific Plan area.
4. Provide park and ride lots for regional commuters in accordance with a master plan for such facilities.
5. Provide a transit center for passenger transfers between fixed route local

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buses.

6. Provide opportunities for safe and effective non-vehicular transportation, including pedestrian access ways, bikeways and trails, where appropriate.

E. Public Services and Facilities

Goal:

1. Provide for attractive, safe, and well functioning public services and facilities in the Specific Plan area.

Objectives:

1. Implement comprehensive solutions to the financing of public facilities which equitably distribute costs based on the level of benefit received and timing of development.
2. Coordinate development activity with the construction of public infrastructure and services.

Policies:

1. Develop a comprehensive infrastructure financing plan in conjunction with the Specific Plan which determines an equitable means of distributing costs and recommends financing alternatives.
2. The cost of new infrastructure required should be borne by those property owners wishing to develop.
3. The City will cooperate in the financing of infrastructure through various public financing methods, provided that there is minimal financial costs and risk to the City.

F. **Environmental Resources**

Goal:

1. Ensure that future development in the Specific Plan area minimizes environmental impacts to the extent feasible.

Objective:

1. Implement comprehensive reviews of development proposals as they relate to environmental issues, both on and off-site.

Policy:

1. Through the development review process, apply mitigation measures as appropriate to ensure that environmental impacts are reduced to a level of insignificance wherever possible.

G. **Public Safety**

Goal:

1. Ensure that development within the Specific Plan area is subject to public review and adequate mitigation in regards to hazards.

Objective:

1. Minimize risks to people and property from natural and man-made hazards within the Specific Plan area.

Policies:

1. Prevent development in areas which exhibit high seismic hazards as determined by seismic and geotechnical studies prepared in conjunction with development projects
2. Incorporate Federal and State seismic safety standards in the design and

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construction of all development in the Specific Plan area.

3. Require all development within the MX-A zone to comply with applicable FAA regulations which affect development in the Accident Potential Zones (APZ).
4. Any proposed development within the MX-A land use designation shall provide an avigation easement to the Los Angeles Department of Airports, the U. S. Air Force, and the City. A disclosure statement indicating that the property is subject to frequent overflight and aircraft noise should be required upon sale of property within the APZ.
5. Commercial uses which do not draw large numbers of customers to the site shall be encouraged within the MX-A designated land uses within the Specific Plan. Customer intensive retail operations are not to be permitted. Average employee density should not exceed 25 persons per acre per hour.
6. Permit land uses within the MX-A designation which are primarily industrial, business park, commercial and recreational uses which are not noise sensitive; permit other uses only when it is found that no adverse noise impacts will result.
7. Industrial uses should be encouraged within the MX-A zone with the restriction that average employee density shall not exceed 25 persons per acre per hour and lot coverage by buildings shall not exceed forty percent of the site.
8. Limit loss potential from flooding by requiring that new development shall not be exposed to flood hazards or contribute to an existing flood hazard, in accordance with the City's Floodplain Management Ordinance and related criteria within the City's Engineering Design Standards.
9. Promote open space in designated flood zones.
10. Implement the City's Master Drainage Plan, through the development review process and capital improvement program.

3.0 OVERVIEW OF EXISTING CONDITIONS

3.1 General

This section of the document presents an overview of existing conditions of the Specific Plan area including: a) its relationship to the North Los Angeles County/Antelope Valley region, b) ownership characteristics of the site, c) community setting and d) site specific conditions.

3.2 Project Description and Location

The Palmdale Trade and Commerce Center Specific Plan encompasses 756 acres located in the central portion of the City of Palmdale. Exhibit 2 shows the subject property bounded by Division Street on the east, Palmdale Boulevard on the south, 10th Street West on the west, and Avenue P and SR-14 on the north. The Specific Plan area is bisected by the Antelope Valley Freeway (State Route 14).

The Specific Plan site is located approximately 65 miles northeast of downtown Los Angeles in the southern portion of the Antelope Valley. The primary transportation link to the greater Los Angeles area and its associated urban amenities is the Antelope Valley Freeway (SR14). It provides direct access to Lancaster to the north and the Santa Clarita and San Fernando Valleys to the south. Palmdale Regional Airport, located east of the site, provides air access to Palmdale and the Antelope Valley area, and the Metrolink commuter train links Palmdale to Union Station in downtown Los Angeles.

The City of Palmdale and the Antelope Valley are one of the fastest growing areas of California. Palmdale's population has increased from 12,277 in 1980 to 114,874 in January, 1997 an increase of over 7,836 percent. Furthermore, City of Palmdale projections to the year 2010 indicate Palmdale will have a population of 196,415. The Palmdale/Lancaster area, including unincorporated area, is expected to attain a projected population of over 535,877 (North L.A. County Subregion, October 95 Study) people by the year 2010. Lacking new employment opportunities in the Antelope Valley region, the majority of this population increase can be expected to commute to employment opportunities in the greater Los Angeles area.

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Overview of Existing Conditions*

3.3 Community Setting

The Specific Plan is centrally located in the City of Palmdale and has immediate access to the main freeway and arterial routes of the city (e.g., Antelope Valley Freeway, Avenue P and 10th Street West). Development of the area with commercial and industrial land uses is expected to create a new commercial core area for the City of Palmdale.

This concept is reinforced by land uses currently under development in the same general area: the Palmdale regional shopping mall to the northwest, the Antelope Valley Auto Center which lies within the boundaries of the Specific Plan area, and the Palmdale Regional Airport and related aerospace operations to the east.

Commercial uses, including hotel, financial, service and retail uses, have also been developed within the Specific Plan area along Palmdale Boulevard.

3.4 Site Specific Setting

This section presents an overview of site specific conditions as they pertain to the Specific Plan area.

3.4.1 Ownership

The Specific Plan area is characterized by a multiplicity of private land ownerships . A total of 118 separate parcels are included in the area, ranging in size from less than one-half acre to 40 acres. During the course of the preparation of the plan, meetings were conducted with private land owners in the Specific Plan area to solicit their views and desires for the Specific Plan. Whenever possible this input has been reflected in the plan.

3.4.2 Existing Land Use and General Plan Designations

Exhibit 4 presents existing on-site and off-site land uses and general plan designations of the Specific Plan area, as updated upon adoption of the General Plan Update in 1993. Since the Palmdale Trade and Commerce Center was first adopted in 1990, significant development has occurred within the Specific Plan area. New development includes the construction of three major regional commercial retail centers with major tenants including Wal-Mart, Home Depot, K-Mart, Target and Best Buy. Supportive retail tenant lease

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spaces have also been constructed within these centers. As of April, 1997, the total square footage of existing major retail uses was 607,000 square feet with an additional 271,650 square feet of major tenant retail space approved and not yet constructed. Existing miscellaneous retail tenant space within the Specific Plan was 117,000 square feet with an additional 89,000 square feet approved and not yet constructed.

The Specific Plan has a variety of existing service uses including eight freestanding restaurants containing fast food, casual and family dining, four major oil company convenience and self service gasoline stations and two motels with 250 units. Other service uses include a major chain flower shop and a full service light auto repair and car wash facility. The majority of these retail and service uses have all been constructed since adoption of the Specific Plan.

Uses approved and not yet constructed within the Specific Plan include an approximately 10 acre family oriented entertainment facility and a 130,000 square foot electronics manufacturing facility to be located on approximately 10 acre site fronting Avenue P-8 west of 5th Street West. The balance of the Trade and Commerce Center Specific Plan area is primarily vacant land improved with existing infrastructure. The Specific Plan contains approximately 600 buildable acres of which 120 have been improved. The land use designation for the Specific Plan area, per the City of Palmdale General Plan, is Specific Plan-13 (Palmdale Trade and Commerce Center Specific Plan).

Existing surrounding land uses of the Specific Plan area and General Plan designations are:

North

Land Use:

The Specific Plan area is bounded on the north by Avenue P and a short segment of the Antelope Valley Freeway. Existing adjacent uses include the Antelope Valley Country Club, a residential housing tract and vacant land. The predominant use on the north side of Avenue P is single family residential with vacant regional and office commercial land on the east and west ends of the residential development. The Antelope Valley Mall development is located to the northwest of the Specific Plan area at the intersection of Avenue P and 10th Street West.

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General Plan Designations: Single Family Residential-3 (3.1 - 6 du/ac), which includes the Antelope Valley Country Club, Regional Commercial, and Office Commercial.

East
Land Use: The Specific Plan area is bounded on the east by Division Street and includes vacant land, single family residences and commercial uses.

General Plan Designations: South of Avenue P to P-8 is designated as Business Park (BP), south of Avenue P-8 to Avenue Q is designated as Open Space (OS), Industrial (IND), and Business Park (BP), and from Q to Palmdale Boulevard is designated as Single Family Residential-3 (SFR-3) (3.1 - 6 du/ac), Multiple Family Residential (MFR) (10.1 - 16 du/ac) and Community Commercial (CC).

South
Land Use: The Specific Plan area is bounded on the south by Palmdale Boulevard with existing commercial uses (i.e., gas stations, restaurants, hotels, shopping centers) and vacant land.

General Plan Designations: Community Commercial (CC) for the length of Palmdale Boulevard.

West
Land use: The Specific Plan area is bounded on the west by 10th Street West and includes single family and multiple family residences, a church, a day center, commercial uses, and vacant land.

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General Plan Designations: Regional Commercial (RC) to the northwest of the Specific Plan area, Community Commercial (CC) and Multiple Family Residential (MFR) (10.1 to 16 du/ac) along 10th Street West.

One additional land use to be noted is the Antelope Valley Auto Center, which is generally located south of Avenue P-8, north of Avenue Q, east of 5th Street West and west of SR14 lying within the boundaries of Antelope Valley Auto Center Specific Plan area. All development within the auto center is governed by the Antelope Valley Auto Center Specific Plan and is not subject to the provisions of this document. The center currently contains seven automobile dealerships.

3.4.3 Existing Natural Conditions

Existing natural conditions of the Specific Plan area are shown on Exhibit 5.

Topography on the site is relatively flat with grades averaging 2 to 4 percent. The site slopes gradually in a northeasterly direction; the high point of the site occurs at the intersection of Auto Center Drive and 10th Street West, and the low point of the site occurs approximately 500 feet north of the intersection of Avenue P-8 and Division.

Three major drainage courses cross the site: the Amargosa Creek at the northwest corner, and two USGS "blueline" watercourses which bisect the site from east to west.

3.4.4 USAF Plant 42

Exhibit 6 illustrates constraints posed on the Specific Plan area by USAF Plant 42. These constraints can be grouped into two categories: a) limits on building heights related to the plant's approach-departure zone, and b) limits on uses within the Air Installation Compatibility Use Zone (AICUZ). Exhibit 6 shows vertical obstruction limit contours as elevations above mean sea level. Approximate building height limits may be calculated by comparing proposed building pad elevations against the vertical obstruction limit contours; however, development in the Specific Plan area will require review by USAF officials in regard to building heights.

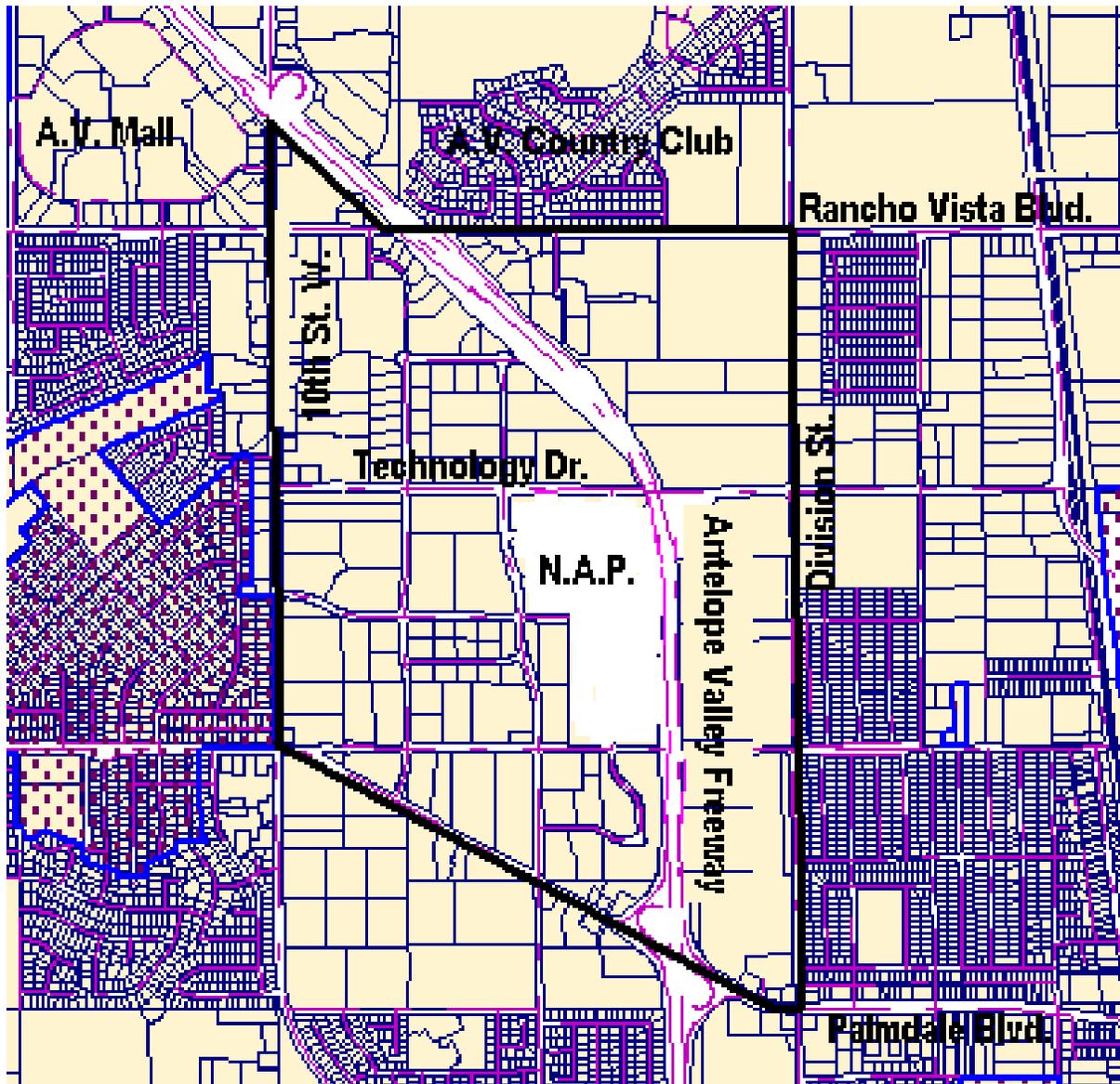
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3.5 Site Development Issues

Site development issues for the Specific Plan are illustrated on Exhibit 7, and include the following.

- Antelope Valley Freeway (SR14): an opportunity exists within the Specific Plan area to develop views and images which will assist in presenting a positive image of the City of Palmdale to the users of the Antelope Valley Freeway.
- Antelope Valley Auto Center: although, the auto center has its own Specific Plan, due to the location of this facility within the central portion of the Palmdale Trade and Commerce Center, it will be necessary to provide integration between the two Specific Plan areas.
- Highway 138: CALTRANS previously designated an alignment for Highway 138 north of the Specific Plan area. This route alignment, however, has been developed with other uses, thus precluding its use for Highway 138. CALTRANS is therefore interested in selecting a new route alignment. One preferred alignment would approximate that of Avenue P-8 from SR14 east to the planned Regional Airport terminal. This has implications for the Specific Plan area in that this alignment would require a major interchange within the Specific Plan area, and offers the opportunity to develop land uses complementary to the Airport. Right-of-way has been acquired by CALTRANS for an interchange with the future P-8 freeway up to Division Street.
- Existing and Planned Uses Within the Specific Plan Area: development of the Specific Plan area should integrate with the Antelope Valley Auto Center and proposed improvements of Assessment District 88-1 and 90-2, as well as existing commercial developments within the area.
- Residential Uses: residential uses about the Specific Plan area to the north, east and west. Development of the Specific Plan area will require that adequate buffering be provided to protect these uses.

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4.0 **SPECIFIC PLAN COMPONENTS**

4.1 Plan Organization

This section presents the development plan of the Palmdale Trade and Commerce Center. The organization of the plan is:

- Land Use. Presents the land use plan of the Specific Plan area. A statistical land use summary is also provided in this section.
- Landscape/Streetscape Concept. Illustrates the landscape and accompanying streetscape concept for the Specific Plan area.
- Circulation Plan. Presents the circulation plan for the Specific Plan area. Included in this discussion is the proposed SR138/Antelope Valley Freeway interchange and the trails plan.
- Infrastructure. Presents the basic infrastructure components of the Specific Plan area including water, sewer, drainage/flood control, and other utilities.

4.2 Land Use

4.2.1 Market and Alternative Land Use Analyses

A market analysis and alternative land use scenarios analysis were conducted during the preparation of the Specific Plan. These analyses were performed to establish a tie between proposed land uses and the Palmdale market. The results of these analyses are presented in Appendix D of the Specific Plan.

Demand and market capture characteristics of the Palmdale Trade and Commerce Center by land use category, as derived from the market analysis, are as follows (Note: demand figures are based on theoretical population parameters):

- Retail: a demand of 405 acres of retail development is projected for Palmdale by the year 2010. Of this, the Palmdale Trade and Commerce Center is anticipated as being able to capture approximately 40 percent, or approximately 163 acres.

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- Recreational Commercial: a demand of 38 acres of recreational commercial uses (e.g., hotels) is projected for Palmdale by the year 2010. Of this, the Palmdale Trade and Commerce Center is anticipated as being able to capture 75 percent, or approximately 28 acres.
- Commercial Office: a demand of 196 acres of commercial office uses are projected for Palmdale by the year 2010. Of this, the Palmdale Trade and Commerce Center is anticipated as being able to capture 75 percent, or approximately 146 acres.
- Industrial: a demand of 386 acres of industrial uses is projected for Palmdale by the year 2010. Of this, the Palmdale Trade and Commerce Center is anticipated as being able to capture 80 percent, or approximately 310 acres.

Capture rates for the Palmdale Trade and Commerce Center are predicated on the following assumptions: a) the Center's highly visible location, coupled with excellent freeway access, will provide it with a competitive advantage over other sites, and b) the City's desire to promote the Center as a significant and high quality "signature development" for Palmdale will result in increased demand in the Center.

Based on the above assumptions, three alternative development scenarios were studied: 1) a mixture of retail and commercial office space, 2) business/industrial park with retail uses, and 3) mixed use business park with retail and residential. Although the precise split within land use categories may vary considerably during the plan period, the following is one possible development scenario for the Specific Plan:

- Auto Sales/Service: 300,000 square feet of floor space in a self-contained mall environment; total land area of 27.5 acres.
- Off-Price/Promotional Centers: total land area of 103.3 acres; total building area of approximately 787,500 square feet.
- Warehouse Retail: warehouse discounters at 381,000 square feet of building space; total land area of 35 acres.
- Commercial Office: 2,000,000 square feet of office space; total land area is 137 acres.

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- Hotel: 70,000 square feet of hotel space; total building area of 8 net acres.
- Industrial Uses: 4.25 million square feet of low-rise, industrial space (high-tech and light industrial users); total land area of 279 net acres.

4.2.2 Land Use Plan

The general concept governing development of the Specific Plan consists of the following components:

- Creation of a circulation system which, for the most part, recognizes existing property boundaries. As noted in the policies section of the Plan, however, efforts will be made within the development to consolidate smaller parcels within the Plan area to create larger parcels, thereby facilitating a more cohesive development character for the Center.
- The need to buffer adjacent off-site residential land uses from higher intensity uses within the Specific Plan area. This is achieved, in part, via realignment (where feasible) of arterials away from existing residential uses and via the introduction of landscaping and setbacks along major peripheral arteries.
- Location of landscaped flood control facilities such that they serve as buffers to off-site residential uses.
- Allowing flexibility for development by permitting a wide range of uses in each of the land use zones, consistent with the goal of the Specific Plan to maintain a high quality of development.
- Maintaining a high level of design quality by instituting uniform development standards for all uses, particularly as they relate to landscape setbacks, standards and architectural guidelines. Design quality will also be maintained by requiring all development applications to be processed through an appropriate review process.

Exhibit 8 presents the land use plan for the Palmdale Trade and Commerce Center Specific Plan. Land uses on the plan are (see Table 1):

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- Mixed Use: This land use category permits a wide range of commercial, office, public administration and light manufacturing uses. Some more intensive manufacturing uses, as well as transportation and public utility uses, are conditionally permitted.
- Mixed Use-AICUZ Restricted: This land use category allows for a majority of the uses permitted and conditionally permitted in the Mixed Use land use category. Certain uses which are incompatible with the Air Force Plant 42 Air Installation Compatibility Use Zone #11a, however, are not permitted. Uses are compatible if they do not result in a gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Planned Development : This land use category allows office, commercial and public administrative uses. Some commercial uses, as well as transportation and public utility uses, require a CUP. Manufacturing uses are prohibited in this land use category.
- Public Facility: This land use category may be utilized for a variety of public or institutional uses, including open space, flood control facilities, or community facilities.

4.3 Landscape/Streetscape Concept

When fully developed , the Palmdale Trade and Commerce Center is planned to contain a wide diversity of uses. The landscape component will be a primary element in promoting and achieving a unified image for the Center. Exhibit 9 illustrates the proposed landscape concept.

The landscape concept for the Palmdale Trade and Commerce Center proposes to establish a strong, formal framework of street tree plantings appropriate to the modified-grid character of the circulation plan. Within this formal planting framework, each development is encouraged to utilize informal plantings of appropriate desert-compatible plantings to create a softer, park-like image as a counterpoint to the street tree formality. As unity is achieved through the street tree patterns, this concept encourages diversity in the landscape design of each individual development.

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Because the Antelope Valley Freeway bisects the interior of the Plan area, the landscape concept proposes that individual developments with freeway frontage develop informal landscape treatments, so that the image presented to the freeway user is a window to the park-like character of the interior of the center.

The major components of the landscape concept are (see Figures 1, 2, and 3):

- Major Arterials: these streets are to be planted in formal patterns with London plane trees (*Platanus Acerifolia*). Informal masses of drought-tolerant desert theme plant material (*Yucca brevifolia*, *Chilopsis linearis*, *Cercidium floridum*) will occur in median planters.
- Primary Project Entries and Intersections: areas designated as primary project entries will receive formal plantings of Bradford Pear Trees (*Pyrus calleryana*) and entry monument signs or tenant signs.
- Major Spine: one street within the Plan area, Avenue P-8, will receive special accent planting which defines it as a major spine within the project area. Formal rows of Ash trees (*Fraxinus velutina* 'Rio Grande') will be utilized to achieve this effect.
- Local Collectors: collector streets within the Plan area will be planted with Mondell Pines (*Pinus eldarica*).
- Roundabouts: the Antelope Valley Auto Center has incorporated roundabouts into its design. In an effort to integrate the Palmdale Trade and Commerce Center with the Auto Center, roundabouts have been included in the Plan area. As with the Auto Center, roundabouts will be planted with Washington Palms (*Washingtonia filifera*).
- Freeway Frontages: properties abutting either SR14 or the future SR138 will be planted with informal masses of evergreens and deciduous trees from the City's approved plant list. Any walls adjacent to freeways will be made graffiti resistant through planting of vines or other appropriate plant materials. Specific regulations and guidelines related to screening along freeway frontages is found in Chapter 6.0.

4.4 Circulation Plan

The circulation plan for the Specific Plan area establishes a hierarchy of circulation facilities, including freeways, regional and major arterial streets, secondary arterials and collectors. Street sections for each street classification are presented on Figures 4 and 5. The description of streets by category follows; for locations of specific roadways in the Specific Plan area see Exhibit 10.

- **State Route 14 (Antelope Valley Freeway):** SR 14 bisects the Specific Plan from Palmdale Boulevard to north of Avenue P at 10th Street West. The freeway provides a total of six through lanes within the Specific Plan limits and includes a total of 53.2 acres of right-of-way. On and off-ramps within or adjacent to the Specific Plan include northbound and southbound on and off-ramps at Palmdale Boulevard and a northbound off-ramp and southbound on-ramp at Avenue P. A northbound on-ramp and southbound off-ramp is provided at 10th Street West.
- **Avenue P-8 Freeway:** The State of California Department of Transportation (Caltrans) has proposed a future interchange at the approximate alignment of SR-14 and Avenue P-8 for an eastbound limited access freeway (SR-138) which was evaluated in the EIR prepared for the Specific Plan. The potential limits and alignment of the future right-of-way are identified in the Circulation Plan of the Specific Plan. Caltrans is currently acquiring right-of-way adjacent to the northbound lanes of SR-14 south of Avenue P-8 for future off-ramp use.
- **Regional Arterials:** Streets in this category include 10th Street West and Palmdale Boulevard. These streets form the major access roads to and through the project area. The right-of-way (ROW) requirement for this street category is 126 feet, in order to accommodate eight travel lanes and a median or turn lane except for a small section of 10th Street West which has a right-of-way (ROW) requirement of 136 feet to also accommodate a bikeway.

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Table 2
Land Use - Statistical Summary

Planning Area		Land Use Designation	Net Area Acres	% Total Site
1	PD	Planned Development	125.8	16.9
2	MX-A	Mixed Use AICUZ	41.0	5.4
3	PF	Public Facility	18.9	2.5
4	PD	Planned Development	71.7	9.7
5	PD	Planned Development	64.9	8.7
6	MX	Mixed Use	67.0	9.1
7	PD	Planned Development	199.1	27
SUBTOTAL			588.4	79.9
Streets/Other			94.7	12.9
SR 14 ROW			53.2	7.2
TOTAL			736.3	100.0%

Source: The Keith Companies

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- Major Arterial: This street category forms the principal on-site circulation spine and includes Avenue P, 5th Street West, Avenue P-8, and Division. Right-of-way (ROW) requirements for this street category range from 100 feet to 104 feet except for a portion of Avenue P which has a right-of-way (ROW) requirement of 114 feet to also accommodate a bikeway.
- Secondary Arterial/Collectors: this street category forms the secondary circulation system within the Specific Plan. Avenue Q, as well as other internal site collector streets, are included in this category. Exact right-of-way locations are not depicted on Exhibit 10, Circulation Plan, and alignments may vary according to development plans as approved by the City.

As noted previously, the circulation plan for the Specific Plan area was dictated to a large extent by existing property configurations, or previously prepared street plans for Assessment District 88-1 and 90-2.

From a site design standpoint, Avenue P-8 and 5th Street West are to be designed as major on-site circulation and design features. Important design features of these streets are to include landscaping and setbacks.

Other significant aspects of the circulation plan include: a) a realignment of Division Street to provide a buffer area between off-site residential uses and future uses in the Specific Plan area (the old alignment of Division Street will continue to be maintained as a local residential street south of Avenue P-8 (64' ROW) to provide access to existing single family housing), b) the potential location of the Highway 138 Interchange should in the future Avenue P-8 be designated as the new route alignment (conceptual engineering studies were undertaken as a part of the Specific Plan to derive these right-of-way requirements). The Avenue Q and Palmdale Boulevard intersection was realigned including a vacation of a portion of Avenue Q providing a better intersection design and approach at Palmdale Boulevard than the previous east-west alignment of Avenue Q. Access to Palmdale Boulevard from the east of the existing Posada West Plaza to Palmdale Boulevard was maintained with the re-alignment.

Exhibit 11 presents bikeways to be incorporated in this Specific Plan area. In keeping with Plan policies which call for intermodal transportation facilities, the intent of the Plan's bikeway system is to link east and west Palmdale with bikeways, and to facilitate bicycle access to the major destination centers in the Specific Plan area. The Palmdale General Plan (Parks, Recreation and Trails Element) designates Avenue P-8, 5th Street West

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between Avenue Q and P-8, Avenue Q and a portion of 10th Street West as backbone bikeway routes. These route locations have been maintained as bikeway route within the Specific Plan area. Additionally, the Specific Plan provides for an internal bikeway network as indicated on Exhibit 11.

Additional right-of-way may be required to accommodate turn out lanes, as determined by the City Traffic Engineer. Developers may be required to provide bus turn-outs and bus shelters on transit routes as determined by the City Traffic Engineer. Additional requirements may be imposed by Caltrans, pending future studies, and such requirements may supersede the requirements of this plan. Additionally, it should be noted that the Specific Plan area is subject to the provisions of the Los Angeles County Congestion Management Plan. Therefore, provisions contained in the Zoning Ordinance in regard to the Congestion Management Plan shall be applicable to developments within the Specific Plan.

4.5 Infrastructure Plan

This section presents infrastructure requirements for the Specific Plan. Infrastructure presented in this section includes water, sewer, drainage, and other utilities.

4.5.1 Sewer

The Specific Plan area falls entirely within and will receive sewer service from Los Angeles County Sanitation District No. 20. Existing and proposed facilities within and adjacent to the study area are shown on Exhibit 12. Portions of the sewer system have been constructed under an assessment district.

All wastewater generated within the Specific Plan area will be collected and routed to an existing 18" line in Avenue P-8. From that point, sewage flows east to the Palmdale Wastewater Reclamation Plant located at Avenue P-8 and 30th Street East. Proposed sewer lines within the Plan area range from 8" to 24". All lines will utilize gravity flow.

The Palmdale sewer treatment plant was recently expanded to handle 8.1 million gallons per day, which will be adequate to handle effluent from full build-out of the Specific Plan. Connection fees collected from developers in the Plan area will serve to provide monies to maintain treatment plant capacity.

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4.5.2 Water

Water service to the Specific Plan area will be provided by Palmdale Water District (east of SR14), and Los Angeles County Water District No. 40. Existing and proposed water lines within and adjacent to the Specific Plan area are shown on Exhibit 13. Portions of the water system have been constructed under an assessment district.

Proposed water lines have been located such that any tract within the Plan area can receive service without off-site improvements. All lines proposed are 12" or 16" and have been sized to provide adequate fire flows.

There are no pumping or storage facilities shown on Exhibit 13. However, ultimate development of the Plan area will require an additional 200,000 gallons of elevated storage within the Palmdale Water District. This requirement is of a longer term nature and is closely tied to other development activity which may take place in the service area. Water District 40, on the other hand, has entered into an agreement with service area property owners to provide for the construction of new pumping storage and transmission facilities.

In order for the Waterworks District to provide water service, the developers of projects within the Specific Plan area must construct any required water system improvements (off-site and on-site) and pay all bills for construction, engineering, permits, and related costs and have their water system improvements accepted by the District.

All water system improvements must be constructed by the developer and dedicated gratis to the District. The developer must also pay all applicable water supply charges of the District.

4.5.3 Drainage

Exhibits 14, 15 and 16 present pertinent data related to drainage for the Specific Plan area. The majority of the Specific Plan area falls within the Anaverde Creek watershed. Approximately 33 acres of the Plan area at the northwestern corner fall in the Amargosa watershed (Exhibit 15).

The area which falls within the Amargosa drainage area is subject to flooding with flood depths of one to two feet (Exhibit 14). The impact of the Amargosa watershed on proposed development has been mitigated by: a) the channelization of the creek as a

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part of Assessment District 88-1 improvements, and b) a retarding basin constructed upstream in 1996 in conjunction with Community Facilities District 93-1 improvements.

Although the Anaverde Creek does not flow through the Specific Plan Area, a flow split has been identified in the Palmdale Master Drainage Study. This split occurs near Avenue R and Division Street, and causes a significant portion of the Creek to flow northward along Division Street to P-8, and then eastward to rejoin the main flow near Sierra Highway. However, facilities which are proposed or under construction will serve to mitigate the impacts generated by the Anaverde such that only approximately 400 cfs will flow northward into the study area. This flow is proposed to be collected by a 60" RCP storm drain at the southwest corner of SR14 and Palmdale Boulevard, and a 30" storm drain at the northwest corner of 5th Street West and Palmdale Boulevard, which will flow to the proposed ponds west of Division Street.

Drainage facilities within the Specific Plan area are shown on Exhibit 16. Improvements consist principally of storm drains which will be sized to convey runoff from a 50-year flood. All storm drains discharge into a series of stormwater detention ponds and trapezoidal channels located along the east side of SR14 at Avenue P-4 and Division Street north of Avenue Q. These ponds and channels discharge into a channel at Avenue P-8 and Division Street which carry floodwaters east to Sierra Highway. The channels between P-8 and Avenue Q are situated such that they serve as a buffer between Specific Plan land uses and existing residential uses to the east.

The detention ponds are sized to detain not only the difference between peak runoff prior to and after development, but also to accommodate future development in the watershed upstream. Preliminary calculations indicate the ponds will be required to detain volumes approximating 302 acre feet of water.

The pond slopes will be landscaped with drought tolerant ground covers, and the pond bottoms will be planted with turf. The ponds will be maintained as parts of the landscape maintenance district for the Plan area or any other means. Per City policy, the ponds will be fenced and gated to prevent unauthorized use during periods of heavy rainfall.

4.5.4 Other Utilities

Other utilities to be provided within the Specific Plan area include power, gas, telecommunications and cable television. All these services are immediately available to the Plan area; provisions for these services will require simple line extensions.

LEGEND-EXHIBIT 14 EXPLANATION OF FLOOD ZONE DESIGNATIONS

- A: Areas of 100-years flood; base flood elevation and flood hazard factors not determined. No base flood elevations determined.
(Zone A: SFHAS subject to inundation by the 100-year flood. Because detailed hydraulic analyses have not been performed, no base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply.)
- AO: Areas of 100-year shallow flooding where depths are between one and three feet; average depths of inundation are shown, but no flood hazard factors are determined. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
(Zone AO: SFHAS subject to inundation by types of 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. Mandatory flood insurance purchase requirements apply.)
- X: Areas of 500-year flood; areas of 100-year flood with average depths of less than one-foot or with drainage areas less than one-square mile; and areas protected by levees from 100-year flood.
(Zone X: This area has been identified in the community flood insurance study as an area of moderate or minimal hazard from the principal source of flood in the area. However, buildings in this zone could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in the community's Flood Insurance Study. The failure of a local drainage system creates areas of high flood risk within this rate zone. Flood insurance is available in participating communities but not required by regulation in this zone. (Zone X used on new and some revised maps in place of Zones B and C.)

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- B: Areas between limits of 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one-square mile; or areas protected by levees from the base flood. (Medium shading)
(Zone B: This area has been identified in the community flood insurance study as an area of moderate or minimal hazard from the principal source of flood in the area. However, buildings in this zone could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in the community's Flood Insurance Study. The failure of a local drainage system creates areas of high flood risk within this rate zone. Flood insurance is available in participating communities but not required by regulation in this zone. (Zone B used on new and some revised maps in place of Zones B and C.)
- C: Areas of minimal flooding. (No shading)
(Zone C: This area has been identified in the community flood insurance study as an area of moderate or minimal hazard from the principal source of flood in the area. However, buildings in this zone could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in the community's Flood Insurance Study. The failure of a local drainage system creates areas of high flood risk within this rate zone. Flood insurance is available in participating communities but not required by regulation in this zone. (Zone C used on new and some revised maps in place of Zones B and C.)

AT&T has a telecommunications easement across the northwesterly quarter of the Palmdale Trade and Commerce Center. The easement runs from Avenue P to 10th Street West a distance of approximately 3,000 feet. Property owners affected by this easement will require written agreements with AT&T before any disturbance of the easement may be permitted. This easement is shown on Exhibit 12.

4.5.5 Community Services

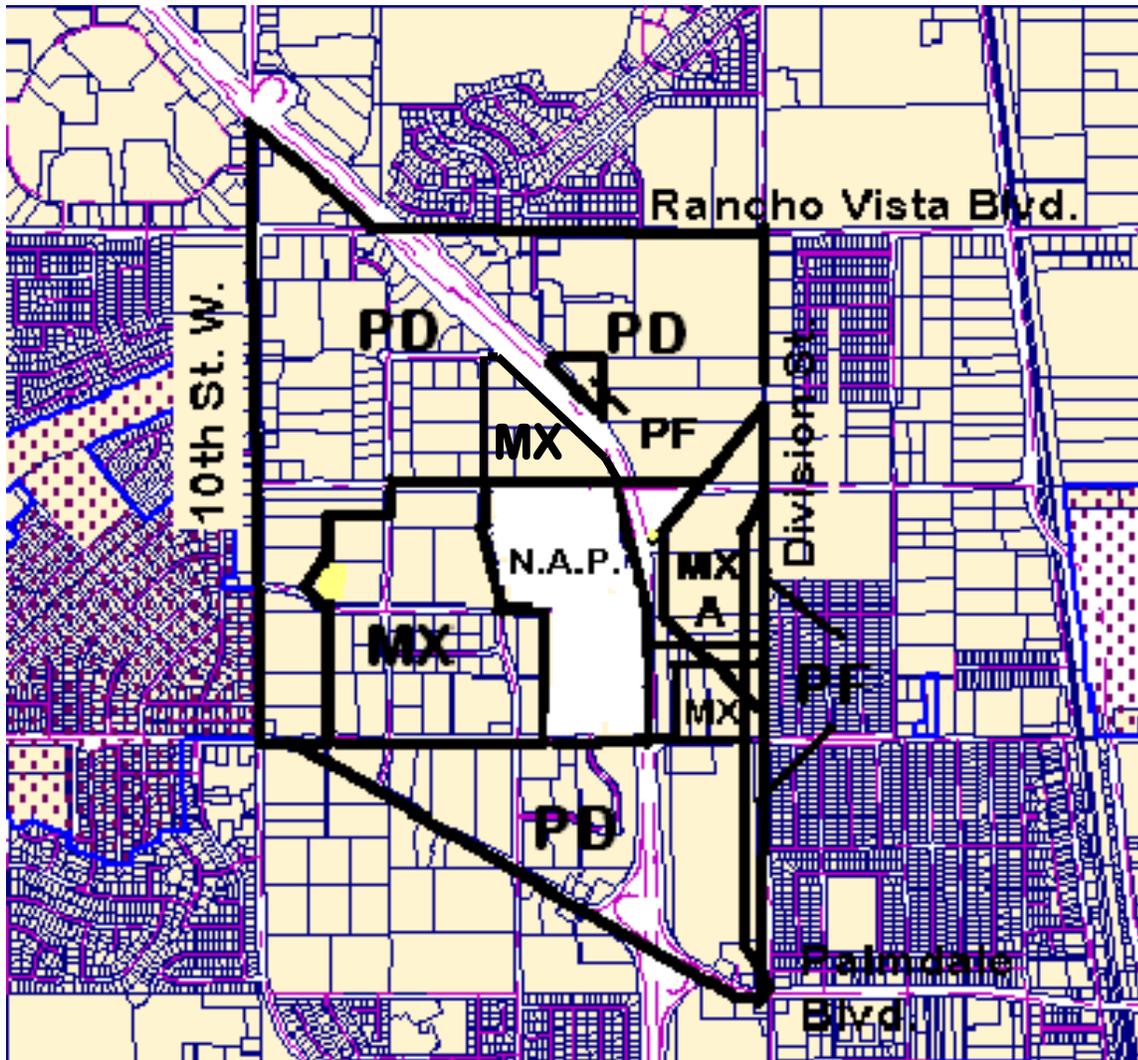
Fire protection and prevention services for the City of Palmdale are provided by the Los Angeles County Fire Department. The closest fire station facility to the Specific Plan area is Station No. 24 which is located on the south side of Avenue P, approximately 500 feet west of 10th Street West. Station 24 has one engine and truck company and provides

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fire protection services for the Specific Plan area. Paramedic services are provided by Station 37 which is located on 9th Street East, south of Palmdale Boulevard.

Law enforcement services for the Specific Plan area are provided by the Los Angeles County Sheriff Department, under contract to the City. The existing Sheriff's substation is located approximately 1½ miles east of the Specific Plan area on 10th Street East, south of Palmdale Boulevard. The Sheriff Department has indicated that response time to the Specific Plan is less than five minutes.

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5.0 IMPLEMENTATION

5.1 General

The purpose and intent of this section is to establish provisions for the implementation and administration of the Palmdale Trade and Commerce Center Specific Plan. These provisions include guidance on entitlement procedures, amendments to the plan, concurrent processing, design guideline conformance, phasing and project financing.

5.2 Site Plan Review

The Site Plan Review process is intended to promote orderly development and attractive design, to ensure consistency with the Specific Plan and General Plan, and to provide the flexibility to address specific or special development conditions that may occur on a case by case basis. Site Plan Review shall be required to establish all permitted uses within the Specific Plan area, including all new uses and major changes or expansions of existing uses.

The procedural and submittal requirements for Site Plan Review shall be pursuant to City of Palmdale requirements at the time a Site Plan Review application is submitted. All applications for Site Plan Review or a Major Modification of a Site Plan Review shall be reviewed by the Hearing Officer, which shall be the Planning Director or his/her designee. However, the Hearing Officer may refer a request for a land use decision to the Planning Commission for determination in accordance with the applicable provisions of the Zoning Ordinance.

5.3 Conditional Use Permits

The Conditional Use Permit process is intended to permit public consideration and evaluation of site specific requirements and conditions, to mitigate any potentially adverse impacts, to ensure that all site design and development is in conformance with the requirements of the Specific Plan, and to ensure that ongoing operations of the use are conducted in accordance with applicable City requirements. Uses requiring Conditional Use Permits are identified on Table 3 (Land Use Matrix) of the Specific Plan. Conditional Use Permits shall be processed in accordance with the Zoning Ordinance.

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5.4 Design Guideline Conformance

All proposed development in the Specific Plan is subject to the provisions of the Palmdale Trade and Commerce Center Specific Plan Guidelines (Section VII). In conjunction with the applicable review process, the City will review project submittals for consistency with these guidelines, the Palmdale General Plan and Palmdale Zoning Ordinance.

5.5 Concurrent Processing

When any project involves multiple applications to be processed concurrently, and where both Administrative and Planning Commission review are specified for these various applications, said applications may be reviewed concurrently and approved by Planning Commission.

5.6 Deviations from Specific Plan Requirements

- a. **Minor Modifications.** Modifications of Specific Plan provisions that relate to the minor realignment of roads or adjustments to infrastructure plans (such as drainage, sewer, and water), minor modifications to land use boundaries, and minor deviations from conceptual plans and exhibits including landscaping, wall and building materials, streetscapes design, may be approved by the Director of Planning as a Minor Modification if such changes are deemed to be minor and found to comply with the intent of the Specific Plan. A modification will be considered minor if the Director of Planning determines that the proposed change will not create adverse impacts on traffic, drainage patterns, parking, public services, land use, circulation and infrastructure in the Specific Plan and adjacent areas. A request for a Minor Modification to the Specific Plan shall be processed in accordance with the Zoning Ordinance. The Director may refer any request for a Minor Modification to the Planning Commission for decision.
- b. **Major Modifications.** If a proposed modification to the Specific Plan is deemed to be major by the Director of Planning (i.e. proposed change to land use categories), it will be processed as a Specific Plan Amendment in conformance with the Zoning Ordinance and California Government Code Section 65453(a). All Major Modification requests to the Specific Plan will require review and approval by the Planning Commission and City Council.

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- c. Variances and Minor Exceptions. A Variance or Minor Exception may be granted by the reviewing authority if a proposed development project within the Specific Plan area is unable to comply with the development standards as specified within the Specific Plan as a result of the property's size, shape, topography, location or surroundings and would be deprived of privileges enjoyed by other properties within the same vicinity and land use designation of the Specific Plan. Variances and Minor Exceptions to the development standards of the Specific Plan shall be processed in accordance with Article 23 of the Palmdale Zoning Ordinance.
- d. Major modifications to Approved Plans. A major revision or modification to an approved plan such as, but not limited to, change in conditions, expansions, intensification, location, or hours of operation, may be requested by the applicant. Such request shall be processed through application of a major modification, as determined by the Director of Planning, pursuant to provisions contained in the Zoning Ordinance.
- e. Minor Modifications to Approved Plans. The Minor Modification process provides a means of reviewing requests for proposed changes to approved development plans which, as determined by the Planning Director based upon the criteria specified in Section 26.04 of the Palmdale Zoning Ordinance, are minor in nature and which are in substantial conformance with previously approved entitlements or conditions of approval for a project and the Specific Plan development standards. Minor Modifications to approved development projects or existing development within the Specific Plan area shall be processed in accordance with Section 26.04 of the Zoning Ordinance.

5.7 Phasing

The Palmdale Trade and Commerce Center Specific Plan does not propose a specific phasing plan for future development because it is anticipated that private landowners and developers within the Specific Plan area will proceed on a more or less individual basis with their development plans. However, construction of the backbone infrastructure within the plan area in order to support future development will occur at an early phase, through formation of assessment districts to fund the installation of streets, drainage facilities, and utilities.

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5.8. Participant Roles in Funding

The Palmdale Trade and Commerce Center Specific Plan will require the provision, operation and maintenance of various services, utilities and other development related improvements. These tasks will fall jointly to the project developers, private service companies and the City. These groups are the direct recipients of the projects benefits and must share the associated costs. Initial funding of infrastructure and services will require developer fees as well as municipal funds. Subsequent maintenance and improvements will be provided through municipal bodies such as the Department of Public Works.

Municipal funding of some Specific Plan improvements will take a variety of different forms including assessment districts which are currently being used in the Plan area. One immediate need within the Plan area was the construction of the drainage ponds. These facilities were funded via the use of an assessment district.

Fiscal impacts of the development of the Plan area as they relate to possible funding of improvements is included in Appendix D of this report.

6.0 LAND USE AND DESIGN REGULATIONS AND GUIDELINES

This chapter presents development regulations and guidelines for the Palmdale Trade and Commerce Center Specific Plan. The chapter is organized as follows:

- Section I: General Provisions
- Section II: Establishment of Zones and Use Restrictions
- Section III: PD (Planned Development) Land Use Zones
- Section IV: MX (Mixed Use) and MX-A (Mixed Use-AICUZ) Land Use Zones
- Section V: PF (Public Facilities) Land Use Zones
- Section VI: General Regulations
 - A Non-conforming Uses
 - B Non-conforming Structures
 - C Off-Street Parking
 - D Loading Zone Standards
 - E Storage, Service and Loading Areas
 - F Refuse Collection Areas
 - G Screening of Exterior Mechanical Equipment
 - H Screening of Exterior Electrical Equipment and Transformers
 - I Fences and Walls
 - J Utilities and Communication Devices
 - K Signage Regulations
 - L Project Monumentation and Signage
- Section VII: Design Guidelines

I. GENERAL PROVISIONS

A. Purpose and Intent

This section contains the development regulations and guidelines for all new construction in the Palmdale Trade and Commerce Center Specific Plan. The provisions herein will implement the City of Palmdale General Plan and are tailored to accomplish the goals specified in Chapter 2.0, and the overall development plan described in Chapter 4.0 of the Specific Plan. The intent is to establish a distinctive, well-designed and high quality environment which will enhance the attractiveness and marketability of the

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Plan area for business, entertainment, and employment.

B. Relationship to the Palmdale Zoning Ordinance

This Specific Plan augments the development regulations and standards of the Palmdale Zoning Ordinance. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Ordinance that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Zoning Ordinance, the provisions of the Specific Plan shall prevail.

C. Interpretation

The Planning Director or his/her designee, shall have the responsibility to interpret the provisions of the Specific Plan, except that the Planning Director may refer the matter to the Planning Commission. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an interpretation may make a formal request in writing to the Planning Director that such interpretation be reviewed by the Planning Commission, by filing an appeal. Such an appeal is subject to applicable fees and processing requirements.

D. Enforcement

The City shall enforce the provision of this Specific Plan and all the applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to, building, mechanical, fire and electrical codes, and codes pertaining to drainage, waste water, public utilities, subdivisions, and grading.

E. Definitions

Words, phrases, and terms not specifically defined herein shall have the same definition as provided in the City of Palmdale Zoning Ordinance. Definitions of words, phrases and terms as used in the Palmdale Trade and Commerce Center Specific Plan are as follows:

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AUTOMOBILE SERVICE STATION. "Automobile Service Station" shall mean a commercial establishment where the primary use is the sale of automotive fuels, and other refined petroleum products, automobile accessories and other incidental auto parts, and may include minor automobile repair services, but does not include the sale of food or beverages other than from coin-operated vending machines.

BARS AND COCKTAIL LOUNGES. "Bars and Cocktail Lounges" shall mean a commercial establishment in which the primary use is the sale of alcoholic beverages for consumption on-site and which requires an Alcoholic Beverage Control License (type 40, 41, 42, 48, or 61) and which does not meet the definition of a Bona Fide Restaurant.

COMMERCIAL PARKING LOT OR BUILDING. "Commercial Parking Lot or Building" shall mean a parking area or structure established or operated as a business, providing off-street parking for a fee or charge.

FRONTAGE, BUILDING. "Frontage, Building" shall mean that exterior building wall of a ground floor business establishment on the side or sides of the building fronting and/or oriented toward a public street, highway, freeway or parkway. "Building Frontage" shall be measured continuously along said building wall for the entire length of the business establishment, including any portion thereof which is other than parallel to the remainder of the wall.

FRONTAGE, STREET OR HIGHWAY. "Frontage, Street or Highway" shall mean that portion of a lot or parcel of land which borders a public street, highway, freeway or parkway. "Street or Highway Frontage" shall be measured along the common lot line separating said lot or parcel of land from the public street, highway or parkway.

LANDSCAPE MAINTENANCE. "Landscape Maintenance" shall mean the regular, periodic care that is necessary to keep landscaped areas attractive and healthy and shall include but not be limited to weed and trash removal, cultivation, irrigation, fertilizing, pruning, and replacement of damaged, dying, or dead plants with the approved species.

LIQUOR STORE. "Liquor Store" shall mean an establishment in which the primary use is the sale of alcoholic beverages for consumption off-site and which requires a State Alcohol Beverage Control License (Type 20 or 21).

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OUTSIDE STORAGE. "Outside Storage" shall mean the storage of goods, equipment or materials outside of a building for any purpose other than outside display.

PLOT PLAN. Whenever this Ordinance refers to a "plot plan" or "plan" it shall be construed to mean a site plan prepared in accordance with City policies and procedures.

REDEVELOPMENT AGENCY. "Redevelopment Agency" shall mean the Community Redevelopment Agency of the City of Palmdale.

RESTAURANT, BONAFIDE. "Bonafide Restaurant" shall mean an establishment which is regularly and in a bona fide manner used and open for the serving of meals to guests for compensation and which has adequate kitchen facilities for cooking and assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for the keeping of food on the premises and must comply with all the regulations of the local department of health. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the sole service of such foods and sandwiches or salads shall not be deemed in compliance with this requirement. Any public eating establishment that satisfies the foregoing criteria but has areas designated for uses other than food preparation or consumption such as bar areas, billiards, dance floors, etc., in excess of twenty (20) percent of the total gross floor area, shall not be deemed a bona fide restaurant.

SECTION. "Section" shall mean a section of this Ordinance unless some other Ordinance or statute is mentioned.

SHOPPING CENTER. "Shopping Center" shall mean a group of attached commercial buildings, with a common architectural theme, which is designed and intended to house retail commercial uses on a lots) or parcel(s) of land which is planned, developed, and managed as an operating unit including the provision of on-site common parking and access to serve each use and its customers.

SIGN, AWNING OR ENTRANCE CANOPY. "Sign, Awning or Entrance Canopy" shall mean any sign affixed to an awning or removable canopy not permanently attached to or built as part of a building. Such signs shall be considered the same as a projecting sign for purposes of regulation.

SIGN, BUILDING IDENTIFICATION. "Sign, Building Identification" shall mean a sign

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which contains no advertising matter other than the name and/or trademark and/or address of the building to which it is affixed or of the occupant located therein.

SIGN, BULLETIN OR SPECIAL EVENT. "Sign, Bulletin or Special Event" shall mean a changeable copy sign on which bulletins, notices, messages, or displays are placed.

SIGN, CIVIC ORGANIZATION. "Sign, Civic Organization" shall mean a sign which contains the names of, or any other information regarding civic, fraternal or religious organizations located within an unincorporated community or city but which contains no other advertising matter.

SIGN, COMMUNITY IDENTIFICATION. "Sign, Community Identification" shall mean a sign which contains the name of an unincorporated community or city of the County and appropriate travel directions but which contains no other advertising matter.

SIGN FACE HEIGHT. "Sign Face Height" shall mean the vertical dimension of a sign face.

SIGN FACE LENGTH. "Sign Face Length" shall mean the horizontal dimension of a sign face.

SIGN, FREEWAY-ORIENTED. "Sign, Freeway-Oriented" shall mean a sign oriented to be viewed primarily from an adjacent freeway which identifies a business engaged in the provision of food, lodging, or motor vehicle fuel, and which is primarily dependent upon said freeway.

SIGN, INCIDENTAL BUSINESS. "Sign, Incidental Business" shall mean a business sign indicating credit cards accepted, trading stamps offered, trade affiliations and similar matters.

SIGN, POLE. "Pole Sign" shall mean a freestanding sign which is supported entirely by unenclosed poles or uprights in or on the ground.

SIGN, PROJECT ENTRY. "Project Entry Sign" shall mean a sign which is used to identify a specific development or developments at the vehicular entry to such developments.

II. ESTABLISHMENT OF ZONES AND USE RESTRICTIONS

A. General

The following zoning categories are hereby established for the Palmdale Trade and Commerce Center Specific Plan:

Planned Development (PD) Zone

Mixed Use (MX) Zone

Mixed Use-AICUZ Restricted (MX-A) Zone

Public Facilities (PF) Zone

1. Planned Development (PD) Zone

Purpose and Intent:

The Planned Development (PD) Zone is established for the development of a regional commercial center to serve the residents of the Antelope Valley and surrounding areas. Uses appropriate in this zone include major retail outlets, hotels and motels, entertainment facilities, administrative, professional, and medical offices and financial institutions. This zone will also accommodate community commercial uses and personal services. This zone is not intended for agricultural, industrial, manufacturing or residential land uses. Outdoor storage, display or use is prohibited unless specifically permitted in the Land Use Matrix. Permitted uses operating on a 24-hour schedule within the PD Zone are subject to Conditional Use Permit (CUP) approval.

2. Mixed Use (MX) Zone

Purpose and Intent:

The Mixed Use (MX) Zone is established for the development of a

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combination of business park, light industrial, and regional and community commercial uses. Uses also considered appropriate in this zone include entertainment facilities, administrative, professional, and medical offices, personal services and financial institutions. This zone will accommodate those business park, light industrial and manufacturing uses which are conducted entirely within an enclosed building and which do not produce odor, noise, vibration, pollution or other nuisance which would adversely impact adjacent uses. This zone is not intended for heavy industrial and manufacturing, agricultural, and residential uses. Outdoor storage, display or use is prohibited unless otherwise permitted in the Land Use Matrix.

3. Mixed Use-AICUZ Restricted (MX-A)

Purpose and Intent:

This zone is established to provide an area to accommodate the same regional and community commercial, business park and light industrial uses permitted in the Mixed Use (MX) Zone with the exception of those uses found to be incompatible with the Air Force Plant 42 Air Installation Compatibility Use Zone II. Those uses deemed incompatible include hospitals, medical facilities and educational facilities. Other uses such as general retail, restaurants and manufacturing may be determined to be incompatible by the Air Force if such uses have an average density of greater than twenty-five (25) persons per acre per hour during a 24-hour period resulting in greater than 50 persons per acre at any time. This zone is not intended for uses such as heavy industrial and manufacturing, agricultural, and residential. Outdoor storage, display or use is prohibited unless otherwise permitted in the Land Use Matrix.

4. Public Facilities (PF) Zone

This zone is established to provide an area for public and quasi - public or institutional uses, including community facilities and capital improvements such as flood control facilities.

B. Uses Prohibited Due to Proximity to Aircraft Operations

The following uses are known to impair aircraft operations and are not permitted in the Specific Plan area due to its proximity to runway 04-22 at Air Force Plant 42:

1. Any use that has a steady or flashing light of white, red, green or amber that would be directed toward an aircraft making a straight out departure or a straight in approach.
2. Any use of construction material that would reflect sunlight toward an aircraft making a straight out departure or a straight in approach.
3. Any use that would cause a large concentration of birds in the area.
4. Any use that would generate electrical interference that may affect aircraft operation or airport instrumentation.

It should be noted that the majority of the Specific Plan area falls within the approach/departure zone for runway 04-22. This means that this area is overflown by low flying aircraft. Therefore, the property owners are required to grant aviation easements to the Air Force as a condition of approval for all projects. Aviation easements will preserve the capabilities of Air Force Plant 42 by establishing the rights of aircraft to continue operation over this area and protect the long term interests of the City of Palmdale.

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PALMDALE TRADE AND COMMERCE CENTER
LAND USE MATRIX

	ZONING CATEGORIES			
	<u>MX</u>	<u>MX-A</u>	<u>PD</u>	<u>PF</u>
P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
1. <u>AGRICULTURE</u>				
All agricultural uses.	X	X	X	X
2. <u>RESIDENTIAL</u>				
All residential uses.	X	X	X	X
3. <u>MANUFACTURING AND ASSEMBLY</u>				
a. <u>Custom Manufacturing and Assembly</u> . Activities typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale of goods produced. Excludes heavy industrial and manufacturing and uses that involve mining, refining, ammunitions, explosives, milling, scrap and waste materials, slaughtering, petroleum, hazardous chemicals occupying an area in excess of 1,500 sq. ft. and other activities that produce odor, noise, vibration, or other nuisances which could adversely impact adjacent uses.	P	P	X	X

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P = Permitted/Site Plan Review				
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X - Prohibited				
b. <u>Light Manufacturing and Assembly.</u> Activities typically include, but are not limited to, research and development, including laboratories; labor intensive manufacturing or assembly which does not involve the transport of large scale products. Excludes heavy industrial and manufacturing and uses that involve mining, refining, ammunitions, explosives, milling, scrap and waste materials, slaughtering, petroleum, hazardous chemicals occupying an area in excess of 1,500 gross sq. ft. and other activities that produce odor, noise, vibration, or other nuisances which could adversely impact adjacent uses.	P	P	X	X
c. <u>Light and Custom Manufacturing and Assembly, Other.</u> Activities permitted under Section 3(a) and 3(b) which involve the use or storage of hazardous chemicals occupying an area in excess of 1,500 gross sq. ft.	CUP	CUP	X	X
4. <u>WHOLESALE, STORAGE, AND DISTRIBUTION</u>				
a. <u>Light Wholesale Trade.</u> Activities typically include, but are not limited to, wholesaling of most consumer items, including drugs, dry goods, apparel, groceries, building materials and paper products within enclosed buildings. Excludes sales of motor vehicles or used parts, ammunitions and explosives, waste and scrape materials, livestock, hazardous chemicals occupying an area in excess of 1,500 sq. ft and unfinished, raw or semi-finished products or goods requiring further processing, fabrication, or manufacturing.	P	P	X	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
b. <u>Light, Storage, and Warehousing.</u> Activities typically include, but are not limited to storage and warehousing of goods within enclosed buildings. Excludes vehicle storage yards, truck terminals, contractor's yards, self-storage, moving and storage firms, storage of petroleum, waste and scrap materials, livestock, ammunitions, explosives, hazardous chemicals occupying an area in excess of 1,500 sq. ft. and unfinished, raw or semi-finished products or goods requiring further processing, fabrication, or manufacturing.	P	P	X	X
c. <u>Light Wholesale, Trade, Storage and Distribution, Other.</u> Activities permitted under Sections 4(a) and 4(b) which involve the use or storage of hazardous chemicals occupying an area in excess of 1,500 gross sq. ft.	CUP	CUP	X	X
5. <u>RETAIL TRADE</u>				
a. <u>Parts and Accessories for Automotive, Marine Craft and Aircraft, New.</u> Activities typically include but are not limited to the sales of new automotive, marine craft and aircraft parts and accessories. Excludes salvage/junk yards, auto dismantling or storage yards and repair uses.	P	CUP	P	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
b. <u>Building Supplies</u> . Activities typically include, but are not limited to sales of paint, glass, hardware, fixtures, electrical supplies, garden supplies, hardware, lumber, swimming pools and spas (outside sales and display permitted when located in an screened area as an accessory use to a warehouse store). All other outdoor display and activities are prohibited.	P	CUP	P	X
c. <u>Business Supplies and Equipment</u> . Activities typically include, but are not limited to retail sales from the premises of office machines, equipment, and supplies primarily to firms utilizing the goods rather than to individuals. Excludes the sale of motor vehicles or construction equipment.	P	CUP	P	X
d. <u>Convenience Stores</u> . Activities typically include uses which contain less than five thousand (5000) square feet of gross floor area utilized in whole or in part for the retail sale of a variety of frequently needed personal items, food products and miscellaneous items which may include the sale of gasoline and related products. Uses shall comply with the applicable provisions of the City of Palmdale Zoning Ordinance.*	CUP	X	CUP	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
e. <u>Durable Goods</u> . Activities typically include, but are not limited to, retail sales of durable goods generally characterized by long-term utility or consumption, such as furniture, household appliances, floor and window coverings, musical instruments, garden supplies (outside sales and display permitted when located in a screened area as an accessory use to a warehouse store), pets and pet supplies (no kenneling), clothing and foot apparel, yardage goods, jewelry and watches, hobby supplies, toys, photographic supplies, electronics, music and musical instruments, video tapes (excluding adult videos in excess of 10% of the gross floor area), objects of art, saddlery, sporting goods and outdoor recreation and athletic equipment (including ammunition and firearms as an ancillary use to a department or sporting goods store only) and bicycles, motorcycles and mopeds. Excludes swap meets and sexually oriented businesses (as defined in the City of Palmdale Zoning Ordinance) and sale of motor vehicles, manufactured homes and secondhand, surplus or thrift merchandise.	P	X	P	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
f. <u>Personal Goods</u> . Activities typically include, but are not limited to, retail sale of new personal goods characterized by short term utility or consumption; uses typically include, but are not limited to drug stores, sundries, florists, gifts, souvenirs, greeting cards, and newspapers and magazines.* Excludes pawn shops and sexually-oriented businesses as defined in the City of Palmdale Zoning Ordinance. This category is not intended to include convenience stores or other uses selling food and beverage products as a primary use.	P	X	P	X
g. <u>Food and Beverage Sales</u> . Activities typically include, but are not limited to, retail sales from the premises of food and beverage for off-premises consumption, such as food markets, retail bakeries, delicatessens; excludes liquor stores.*	P	X	P	X
h. <u>Liquor Stores</u> .*	X	X	CUP	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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P = Permitted/Site Plan Review					
CUP = Conditional Use Permit					
X - Prohibited					
6. <u>EATING AND DRINKING ESTABLISHMENTS</u>					
a. <u>Eating and Drinking Establishments.</u> Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-site or off-site consumption, such as bona fide restaurants (includes incidental dancing), coffee shops, delicatessens and ice cream parlors including drive-through fast food type services.*		P	X	P	X
b. <u>Bars, Taverns and Nightclubs.*</u> Includes live entertainment.		X	X	CUP	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
 7. <u>SERVICES AND RELATED SUPPORT FACILITIES</u>				
a. <u>Administrative and Professional Office.</u> Activities typically include, but are not limited to, executive management, administrative, or clerical services for private and public firms; additional activities may include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate office headquarters, branch offices, data storage centers, telephone answering service, architect's, lawyer's, financial planner's, accountant's and insurance sales offices, security and commodity brokers, insurance agents and carriers, contractor's offices (office only, no construction equipment or building material storage), real estate offices, mail order houses (office only, no shipping and or merchandise storage).	P	CUP	P	X
b. <u>Automotive Rental Agencies.</u> Activities typically include, but are not limited to, rental from the premises of motor vehicles, including incidental maintenance service.	P	P	P	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
c. <u>Automotive Service Stations</u> . Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required for the daily operation of motor vehicles, including the principal sale of petroleum products. Permitted accessory uses include incidental sale of replacement items, the performance of minor repairs, automated car washes, and towing services (excluding motor vehicle storage). Excludes activities which involve the sale of food or beverages other than from coin-operated vending machines (See Convenience Store).	P	CUP	P	X
d. <u>Automotive Services</u> . Activities typically include minor service and part replacement such as tires and batteries as an accessory use only, incidental to warehouse store or department store. Excluded is motor vehicle body repair, painting, and upholstery repair or automobile repair as a primary use.	P	P	P	X
e. <u>Building Maintenance Services</u> . Activities typically include, but are not limited to, maintenance and custodial services, window and carpet cleaning services, exterminating services, and janitorial services.	P	P	X	X
f. <u>Business Support Services</u> . Activities typically include, but are not limited to, services or firms rather than individuals of a clerical, employment, or minor processing nature, including photocopy, blue print and message services.	P	CUP	P	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
 g. <u>Communication Services.</u> Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through the use of electronic and telephonic mechanisms such as telecommuting centers, recording studios, television and radio studios, motion picture and sound studios, and telegraph offices. Excludes radio, telecommunications or television towers.	P	P	P	X
 h. <u>Conference/Convention/Meeting Facilities.</u> Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions, and banquet facilities along with ancillary catering services.* Excludes places of worship, lodges and private clubs.	P	X	P	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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P = Permitted/Site Plan Review					
CUP = Conditional Use Permit					
X - Prohibited					
i.	<u>Entertainment</u> . Activities typically include, but are not limited to, sports performed either indoors or outdoors, educational, and entertainment services to assembled groups of spectators or participants including swimming centers, skating and ice rinks, bowling alleys, family entertainment centers, theaters (excluding drive-in), and amusement arcades (only as an accessory use).* Excludes bingo, dance halls, card rooms, bath houses, pool/billiards halls, gaming establishments, escort services, campgrounds, rodeos, golf courses, driving ranges, fortune-telling parlors, zoos, and sexually-oriented businesses as defined in the City of Palmdale Zoning Ordinance.	CUP	X	CUP	X
j.	<u>Financial Institutions</u> . Activities typically include, but are not limited to, banks, savings and loans, and credit unions.	P	CUP	P	X
k.	<u>Health Clubs and Spas</u> . Activities typically include, but are not limited to, recreational sport and health-related activities performed either indoors or outdoors (when screened from view of public rights-of-way and adjacent properties), such as health facilities, spas, gyms, and tennis clubs.*	P	X	P	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
l. <u>Hotels and Motels</u> . Activities typically include, but are not limited to, services to transient guests on a less than monthly basis, such as hotels and motels.* Excludes private boarding houses.	P	X	P	X
m. <u>Laundry Services, Institutional or Commercial</u> . Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, cleaning plants, carpet and drapery cleaning, and diaper service laundries.	P	P	X	X
n. <u>Medical and Health Care Services</u> . Activities typically include, but are not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by medical clinics, family planning clinics, in-patient health care facilities, etc. Excludes hospitals (see <u>Public and Semi Public Users</u>), hypnotists, convalescent homes and social care facilities.	P	CUP	P	X

*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.

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**TABLE 3
PALMDALE TRADE AND COMMERCE CENTER
LAND USE MATRIX**

	ZONING CATEGORIES			
	<u>MX</u>	<u>MX-A</u>	<u>PD</u>	<u>PF</u>
P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
o. <u>Personal Services</u> . Activities typically include, but are not limited to, provision of services which primarily care for the needs of individual households rather than businesses, such as barber/beauty shops, dry cleaning, dressmaking/tailors, photography studios, picture framing, locksmiths, shoe repair, diet salons, ticket agencies, travel bureaus and agencies, postal and mailing services, video rentals, and animal grooming services. Excludes escort services, hypnotists, tattoo parlors, fortune telling businesses, massage establishments, and sexually-oriented businesses as defined in the City of Palmdale Zoning Ordinance.	P	CUP	P	X
p. <u>Repair, Rental and Servicing</u> . Activities typically include, but are not limited to, repair, servicing or rental of household appliances, electronics, watches and clocks, jewelry, shoes and apparel, or other durable goods, including minor furniture repair and upholstery as an accessory use only, when in conjunction with furniture sales. Excludes motor vehicle repair or upholstery.	P	P	P	X
q. <u>Schools and Studios, Recreational</u> . Activities typically include but are not limited to, providing instruction in the performing arts, martial arts or self-improvement.	P	X	P	X

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**TABLE 3
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		ZONING CATEGORIES			
		<u>MX</u>	<u>MX-A</u>	<u>PD</u>	<u>PF</u>
P = Permitted/Site Plan Review					
CUP = Conditional Use Permit					
X - Prohibited					
r.	<u>Schools, Trade, Vocational and Training.</u> Activities typically include, but are not limited to, organized instruction of skills by private institutions or firms. Excludes accredited schools through grade (12) and heavy equipment and truck driving schools.	P	X	CUP	X
s.	<u>Veterinary Clinics.</u> Activities typically include provision of health care for small household pets. Excludes kennels, animal shelters, pet cemeteries and on-site veterinary treatment of livestock or other large animals.	P	P	P	X
t.	<u>Automobile sales, used.</u> Activities include the sale of used automobiles and trucks on parcels not less than three (3) acres in size and containing a minimum building floor space of six thousand (6,000) square feet. Accessory uses permitted include auto repair, body work and paint spray booth when confined to an enclosed building, new tire sales, emissions testing, non-public fuel pumps and car washes, and automobile display.	CUP	X	X	X
8. <u>TRANSPORTATION FACILITIES</u>					
	Activities typically include, but are not limited to, transportation-related uses such as heliports/helistops, bus, railroad and taxi stations, and other mass-transit facilities. Excludes truck terminals.	CUP	CUP	CUP	X
a.	Park and Ride Facilities	P	P	P	P

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
9. <u>COMMUNICATIONS AND PUBLIC UTILITIES</u>				
Activities typically include, but are not limited to, the repair, maintenance, and installation of utilities or communication facilities such as microwave facilities, electrical transmission and generating facilities. Includes communication or utility towers. Minor telecommunication facilities (stealth facilities) may be permitted subject to the provisions and processes as contained in the Palmdale Zoning Ordinance.	CUP	CUP	CUP	X
10. <u>RECYCLING FACILITIES</u>				
Activities typically include the collection and/or processing of recyclable materials. Excludes junk, salvage, and automobile dismantling yards.				
a. Collection Facilities, Small	P	P	P	X
b. All Other Collection Facilities	X	X	X	X
11. <u>SERVICE AND NON-PROFIT ORGANIZATIONS OR SERVICE CLUBS AND LODGES*</u>				
a. Charitable Fund Raising Organizations. Excludes bingo or other gaming activities.	X	X	P	X

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
12. <u>PUBLIC, SEMI-PUBLIC AND INSTITUTIONAL USES</u>				
Activities typically include but are not limited to the following public or semi-public uses:				
a. Amphitheaters	CUP	X	CUP	CUP
b. Cemeteries	X	X	X	X
*Uses proposing to sell alcoholic beverages shall comply with the applicable sections of the City of Palmdale Zoning Ordinance regarding Off-Sale and On-Sale Incidental Alcohol-Related Establishments and Off-Sale and On-Sale Primary Alcohol-Related Establishments.				
c. Churches, Temples and Other Places of Worship	X	X	CUP	X
d. Colleges and Universities	CUP	X	CUP	CUP
e. Commercial Day Care including Pre-schools and Nursery Schools	X	X	CUP	X
f. Day Care Accessory Use to a Principal Use (for employee use only)	P	X	P	X
g. Hospitals	CUP	X	CUP	CUP
h. Mortuaries excluding Crematoriums	X	X	X	X
i. Public Facilities including Libraries, Museums, Parks and Post Offices	P	X	P	P

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P = Permitted/Site Plan Review				
CUP = Conditional Use Permit				
X - Prohibited				
j. Flood Control Facilities	P	P	P	P
k. Sheriff Stations	CUP	X	CUP	CUP
13. <u>SIMILAR USES PERMITTED BY PLANNING DIRECTOR OR PLANNING COMMISSION DETERMINATION</u>				
The Planning Director or Planning Commission may determine that an unlisted use is similar to and not more objectionable to the general welfare than those uses listed in the Land Use Matrix, in accordance with provisions of the City of Palmdale Zoning Ordinance.				
14. <u>TEMPORARY USES</u>				
Temporary uses and special events are permitted in the Palmdale Trade and Commerce Center Specific Plan area as specified below and as permitted pursuant to the City of Palmdale Zoning Ordinance. Excludes model home complexes.				
a. Special Events including sidewalk and parking lot sales, grand openings and anniversary events, arts and craft shows, bazaars and festivals and parades.	P	X	P	X
b. Temporary uses including Christmas tree lots, pumpkin lots, firework stands.	P	P	P	X

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	ZONING CATEGORIES			
	<u>MX</u>	<u>MX-A</u>	<u>PD</u>	<u>PF</u>
P = Permitted/Site Plan Review CUP = Conditional Use Permit X - Prohibited				
c. Haunted houses	P	X	P	X
d. Carnivals, circuses, rodeos and other traveling amusement or entertainment shows.	P	X	P	X
e. Temporary trailers, office modules, motorhomes or trailer coaches providing temporary living quarters for security personnel and construction office space on active construction sites only.	P	P	P	X
f. Stockpiling of earth for grading purposes except in conjunction with an active construction project where a grading permit has been issued	P	P	P	P

15. 24-HOUR USES

Any permitted use proposing 24-hour operations as a part of expansion of an existing use or establishment of a new use, excluding hotels.	P	P	CUP	P
---	---	---	-----	---

C. Allowable Uses By Zoning Category

The following land use matrix (Table 3) indicates those land uses permitted, conditionally permitted and prohibited within each of the four land use zones. This matrix shall govern the location of uses within the Specific Plan area. If permitted uses are proposed to be established within existing structures and they meet applicable requirements, then they shall be

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subject to an Occupancy Review or Zoning Clearance in accordance with the Zoning Ordinance. Conditionally Permitted uses will require a Conditional Use Permit prior to establishing the use. Uses proposed in conjunction with new construction, or involving significant exterior modification of an existing structure, shall be subject to Site Plan Review (permitted uses) or a Conditional Use Permit, as indicated on the Land Use Matrix.

III. PD (PLANNED DEVELOPMENT) LAND USE ZONE:

A. Use Restrictions within Land Use Zones: Per Table 3

B. Site Development Regulations:

- | | | |
|----|--|---|
| 1. | Minimum developable area: | 1/2 gross ac. (i) |
| 2. | Minimum lot width: | 150 feet |
| 3. | Minimum lot depth: | N/A |
| 4. | Maximum height limitations (ii): | |
| | - All locations | 45 feet |
| | - All locations with a CUP | 45+ feet |
| 5. | Maximum site coverage
(including parking) | 90% |
| 6. | Minimum on-site landscaping/
hardscape
(includes pedestrian areas,
courtyards, and plazas at-grade) | 10% (iii) |
| 7. | Minimum building and parking
setback and depth of landscaping
along major and secondary
street frontages: | - Building 30 feet
- Parking 20 feet
- Landscaping
20 feet(iv) |

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- | | | |
|-----|---|---|
| 8. | Minimum building and parking setback and depth of landscaping (iv) along local streets: | <ul style="list-style-type: none"> - Building 20 feet - Parking 10 feet - Landscaping 10 feet (iv) |
| 9. | Minimum rear yard setback (from property line): | |
| | - Adjacent to existing or planned commercial, office or industrial development: | 0 feet |
| | - Adjacent to existing or planned freeway: | <ul style="list-style-type: none"> - Building 20 feet(v) - Parking 20 feet - Landscaping 20 feet |
| 10. | Minimum side yard setback (from property line): | |
| | - Adjacent to existing or planned commercial office or industrial development: | 0 feet |
| | - Adjacent to existing or planned freeway: | <ul style="list-style-type: none"> - Building 20 feet (v) - Parking 20' - Landscaping 20' |

IV. MX (MIXED USE) and MX-A (MIXED USE-AICUZ) LAND USE ZONES:

A. Use Restrictions within Land Use Zones: Per Table 3

B. Site Development Regulations:

- | | | |
|----|---|---|
| 1. | Minimum developable area: | 1 gross acres (i) |
| 2. | Minimum lot width: | 150 feet |
| 3. | Minimum lot depth: | N/A |
| 4. | Maximum height limitation: | |
| | MX (all locations) | 45 feet (ii) |
| | MX (with a Conditional Use Permit) | 45+ feet (ii) |
| | MX-A | 35 feet (ii) |
| 5. | Maximum site coverage:
(including parking) | |
| | MX | 90% |
| | MX-A (buildings only) | 40% |
| 6. | Minimum on-site
landscaping: | 10% (iii) |
| 7. | Minimum building and
parking setback and
depth of landscaping
along major and secondary
street frontages: | - Building 30 feet
- Parking 20 feet
- Landscaping
20 (iv) |
| 8. | Minimum building and parking
setback and depth of
landscaping (iv) along
local streets: | - Building 20 feet
- Parking 10 feet
- Landscaping
10 feet(iv) |
| 9. | Minimum rear yard setback (from property line): | |

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- Adjacent to existing or planned commercial, office or industrial development 0 feet
 - Adjacent to existing or planned freeway:
 - Building 20 feet (v)
 - Parking 20 feet
 - Landscaping 20 feet
10. Minimum side yard setback (from property line):
- Adjacent to existing or planned commercial office or industrial development: 0 feet
 - Adjacent to existing or planned freeway:
 - Building 20 feet (v)
 - Parking 20 feet
 - Landscaping 20 feet

V. PF (PUBLIC FACILITIES) LAND USE ZONE:

Uses established in the PF Zone shall adhere to the applicable provisions of the Palmdale General Plan, Zoning Ordinance and City standards.

NOTES APPLICABLE TO THE PD, MX AND MX-A ZONES:

- (i) Minimum Developable Area is the smallest increment of land area on which new development may occur. The intent of this standard is to avoid piecemeal construction inconsistent with the goals, objectives and policies of the Specific Plan. Gross area means the total parcel land area including any easements and/or ROW dedications. This minimum developable area

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does not apply to commercial condominiums.

- (ii) For every story over two or maximum height allowed the zone, an additional 15 feet of setback shall be provided.
- (iii) Landscape percentage shall be calculated on a net lot area basis and not a gross lot area basis.
- (iv) Consideration will be given to averaging landscape requirements along street frontages of major arterials and collectors subject to the approval of the Director of Planning where determined appropriate to facilitate public transit facilities (e.g. bus turnouts, pedestrian shelters), or where requirements to dedicate additional ROW or easements are determined to render an undue hardship. The following criteria shall apply to averaging of landscaped areas:
 - A reduction in the landscaping requirement for an averaged area must be feasibly met elsewhere on the site.
 - The minimum depth of an averaged area shall be a minimum of 10' at any given point.
 - Enhanced landscaping and/or larger tree sizes may be required to mitigate the reduction in depth of an averaged area.
- (v) For every story over two or maximum height allowed in the zone, an additional 10 feet of setback shall be provided.

VI. GENERAL REGULATIONS

This section delineates general regulations applicable to all land use categories.

A. NON-CONFORMING USES AND STRUCTURES

All legally established non-conforming uses and structures in the Specific Plan area shall be subject to the applicable provisions of the Palmdale Zoning Ordinance.

B. OFF-STREET PARKING

The purpose of this section is to ensure provision of adequate, accessible, secure, properly lighted, and well maintained and screened off-street parking and loading facilities. Properly provided and designed parking will facilitate the intended use of the property; reduce traffic congestion and safety concerns; protect the neighborhoods from the effects of vehicular noise and traffic generated by adjacent nonresidential land use district; assure maneuverability of emergency vehicles; and provide a positive visual appearance.

Except as provided below, every use of land or property shall provide adequate parking facilities including loading and bicycle parking, landscaping, and lighting in conformance with the City of Palmdale Zoning Ordinance as provided in Articles 86 and 87 of the Palmdale Zoning Ordinance.

1. Parking lot including landscaping and lighting has been previously approved as part of a project approval; or
2. Property area contains developed property including landscaping and lighting conforming to an approved plan.

C. STORAGE, SERVICE, AND LOADING AREAS

1. Storage, service, maintenance, and loading areas must be constructed, maintained, and used in accordance with the following conditions:
 - a. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a durable material wall not less than six feet in height, which screens such materials, supplies, or vehicles from adjacent sites so as not to be visible from neighboring properties and streets. Any outdoor storage areas shall be located upon the rear portions of a site except as otherwise approved by the reviewing authority. No storage areas may extend into a setback area.
 - b. Provisions shall be made on each site for any necessary vehicle loading, and no on-street vehicle loading shall be permitted.

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- c. No loading areas shall be visible from special landscape streets.
- d. On other than special landscape streets, streetside loading shall be allowed provided the loading dock is set back a minimum of seventy feet from right-of-way line. Such loading area must be screened from adjacent streets.
- e. Loading areas shall be screened from any major arterial or from the freeway to the satisfaction of the Planning Division. Enhanced landscaping, architectural features, and walls may be used to satisfy the screening requirement.
- f. No overhead doors for commercial or industrial uses shall face or open onto major or secondary arterial streets, unless they are architecturally screened from public view.

D. REFUSE COLLECTION AREAS

- 1. Containers for trash storage shall be placed so as to not be readily visible from public rights of way, to the extent feasible. It is preferable to have trash enclosures hidden from public streets by building placement, although landscaping may be provided for screening where appropriate.
- 2. Refuse enclosure shall be designed to meet or exceed the minimum capacity requirements of the development as determined by the Building & Safety Division. Enclosure size and configuration may be determined during development review for users with specialized requirements.
- 3. Any outdoor area used for the storage of refuse shall be completely enclosed by a decorative solid masonry block wall and a solid self-closing metal gate not less than six feet (6') in height and shall contain a decorative roof treatment. The enclosure shall be constructed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme of the development. When deemed appropriate, the reviewing authority may require pedestrian access to the enclosure, in addition to the gated opening. Roof or lattice treatment may be provided to prevent wind-blown trash from leaving the

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enclosure or may be required when the adjacent right-of-way is elevated above the enclosure. Alternatively, enclosures may be located within a building's facade provided that the area is architecturally integrated with the building design.

4. Trash enclosures shall be screened with appropriate plant material, including vines on overhead trellises, wherever they are in view of the general public from the street, access drives, or less intensive zone districts.
5. Trash enclosures shall be located so as to be easily accessible to refuse collection trucks, and to site users. In general, distance from a building entry to the trash enclosure should not exceed 150 feet.
6. Where practical, enclosures should be sized to contain transformer boxes or other utility equipment which also requires screening.
7. Gates shall be maintained in working order and shall remain closed except when in use.
8. Refuse collection areas should be effectively designed to contain all refuse generated on site and deposited between collections. Deposited refuse should not be visible from out-side the refuse enclosure.

E. SCREENING OF EXTERIOR MECHANICAL EQUIPMENT

1. Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating-equipment fans, blowers, ductwork, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be directly visible from a height of five feet above any ground or ground-floor elevations at a distance closer than five hundred feet from the closest building wall on any lot.
2. Roof-mounted mechanical equipment shall be completely screened from public view by architectural means such as parapet walls. The use of "picket fence" type screening is prohibited. Mechanical equipment visible from the freeway shall be completely screened from view..

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3. Any devices employed to screen exterior components of plumbing, processing, heating, cooling, and ventilating systems from direct view shall appear as integrated parts of the architectural design and, as such, shall be constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design.
4. Any exterior components of plumbing, processing, heating, and cooling, and ventilating systems and their screening devices which will be visible from upper floors of adjacent buildings shall be kept to a visible minimum, shall be installed in a neat and compact fashion, and shall be painted such a color as to allow their blending with their visual backgrounds.
5. No exterior components of plumbing, processing, heating, cooling, and ventilating systems shall be mounted on any building wall unless they are integrated with architectural design features.

F. SCREENING OF EXTERIOR ELECTRICAL EQUIPMENT AND TRANSFORMERS

1. Transformers that may be visible from any primary visual exposure area shall be screened with either plantings or a durable noncombustible enclosure of a design configuration acceptable to the serving utility. Where possible, it is recommended that refuse containers and transformers be integrated into the same enclosure.
2. Transformer enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
3. Exterior-mounted electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no case shall exterior electrical equipment be mounted on the street side or primary exposure side of any building.
4. Exterior-mounted electrical equipment and conduits shall be kept to a visible minimum, where visible shall be installed in a neat and orderly fashion, and shall be painted to blend with their mounting backgrounds.

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G. FENCES AND WALLS

1. No fence or wall exceeding three feet in height shall be constructed closer than thirty feet from the curblineline of a fronting street.
2. No fence or wall shall exceed a height of eight feet.
3. Walls and fences between buildings and fronting streets are discouraged.
4. All fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.
5. Double walls will not be permitted unless capped.

H. UTILITIES AND COMMUNICATION DEVICES

1. All exterior on-site utilities, including but not limited to drainage systems, sewers, gas lines, water lines, electrical, telephone, and communications wires and equipment, shall be installed and maintained underground.
2. On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving, and landscape during construction and maintenance, and shall be of such a design as not to place excessive burdens upon off-site utility systems during the course of use.
3. Placement of antenna or device for transmission or reception of any signals, including but not limited to telephone, television, and radio, shall be placed according to the applicable City standards and City of Palmdale Zoning Ordinance.
4. Temporary overhead power and telephone facilities are permitted during construction.

I. SIGNAGE REGULATIONS

1. Purpose and Intent

Signage is an important element within the Specific Plan area in that it can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the plan area, but contributes significantly to the visual image that the area projects. The signage regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout Specific Plan build-out.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as commercial and industrial. The signage regulations establish parameters and controls for type, location and sighting of signage.

2. Applicability

The signage regulations contained herein apply to all signs and/or sign structures within the Palmdale Trade and Commerce Center Specific Plan that are visible from public rights-of-way and private streets, within parking lots and loading areas and from adjacent properties. In those cases where certain regulations are not addressed by this Section, current City of Palmdale ordinances and/or guidelines shall apply.

3. Administration

The Director of Planning shall have the duty to enforce the provisions of these sign regulations. Violations shall be subject to the provisions contained in Section 88.18.A through G of the City Zoning Ordinance. All signs to be established within the Specific Plan area shall require approval of a sign permit, except as expressly exempted under these regulations. Such permits shall be obtained from the

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Planning Division following a submittal of a sign application, supporting documentation and fees per the most current policies of the City of Palmdale.

4. Exemptions to Signage Regulations

The following signs shall be allowed without the requirement of a sign permit. All exempt signs shall be exempt from the requirement to obtain a sign permit; however, such signs shall be subject to the General Development Standards and Administration requirements contained in Article 88 (Signs) of the City of Palmdale Zoning Ordinance, except as noted:

- a. Official signs. The City has a compelling interest in facilitating traffic safety for pedestrians and motorists. This interest is directly advanced by having official signs that help direct pedestrians and motorists away from roadway hazards, toward public services, and informs those persons of the applicability of certain traffic regulations. To accomplish this compelling purpose, the City finds that it must allow for such signs to be erected, moved and changed by governmental officials with minimal regulation from the Planning Division of the City. For these reasons, the City hereby exempts the following signs from its sign permit requirements and development standards: official traffic, fire and police related signs, temporary traffic-control signs used during construction, utility facilities and substructure location and identification signs and markers required to protect said facilities, and other sign and markers required by the City of Palmdale, the State Department of Transportation, or any other public agency.
- b. Holiday displays. Holiday decorations displayed for an aggregated period not exceeding sixty-days (60) in any 365-day period.
- c. Temporary signs. The City has a compelling interest in making the City attractive to residents, visitors and business owners. To accomplish this interest, the City finds it necessary to establish standards for temporary signs and to regulate their duration. Therefore, all temporary signs within the Palmdale Trade and Commerce Center shall be subject to the following:
 1. No more than one temporary sign shall be allowed per authorized

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use as specified under this section.

2. Temporary signs may be placed on private property with the owner's permission. Nothing in this subsection shall prohibit the owner of a piece of property, or his or her authorized representative, from removing a temporary sign from his or her property when the sign has been erected without his or her consent; and provided, further, nothing in this subsection shall prevent the Director of Planning, Code Enforcement staff other authorized representative of the City from taking action to abate sign violations.
3. Size.



Maximum area shall not exceed thirty-two (32) square feet per side. Freestanding signs shall be limited to eight (8) feet in height. Projects or parcels exceeding twenty (20) acres in size shall be permitted a twenty-five percent (25%) increase in allowable sign area.

4. Temporary signs shall be non-illuminated.
5. Removal. When displayed for a specific event or activity, temporary signs shall be removed within ten (10) calendar days of the advertised event or activity.
6. Temporary non-commercial speech signs. No person shall remove, destroy, relocate, or otherwise disturb any temporary non-commercial speech sign, or direct, permit or allow such removal, destruction, relocation or disturbance, without the permission of the party who erected the sign. It shall be presumed, as to signs for political candidates, that the political candidate or his or her representative is the party who erected the sign. It shall further be presumed that the committee who has registered with the Secretary

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of State to support a position on a ballot proposition is the party who erected the sign taking the position on the ballot measure.

7. Temporary on-site commercial signs. Temporary on-site commercial signs may be displayed as follows:
 - i) During the period that a valid grading or building permit exists.
 - ii) During the period when property is for sale, lease or rent.
 - iii) As part of an approved Temporary Use Permit or Special Event Permit as specified under Article 27 (Temporary Uses) of the City of Palmdale Zoning Ordinance and Table 3 of the Specific Plan, such as:
 1. Parking lot and sidewalk sales;
 2. Grand openings and anniversary events;
 3. Outdoor art and craft shows and exhibits;
 4. Bazaars, pony rides and festivals;
 5. Mobile health services;
 6. Christmas tree lots, pumpkin lots, haunted houses and firework stands; and
 7. Circuses, carnivals, rodeos, concerts, shows or similar enterprises.
8. Temporary commercial signs may also display non-commercial messages.
9. Window sign, permanent. One (1) permanent non-illuminated window sign not exceeding four (4) square feet in area.

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10. Window signs, temporary. Temporary window signs not exceeding 25% of the window area provided visibility into the building is maintained.
 11. Strand lights or similar outdoor lighting within areas where people dine or otherwise publicly congregate that is intended as festive ornamentation to be used on a year round basis. Holiday decorations are not included.
 12. Such signs shall not be permitted to be stuck, glued, painted, pasted, posted, nailed, stapled or otherwise affixed to any public property, public right-of-way, publicly owned sign, public appurtenance, utility pole, or fire hydrant. It shall be unlawful to attach, connect or otherwise affix any sign to another permanent or temporary sign, or direct, permit or allow such action without the permission of the owner of the permanent or temporary sign.
- d. One (1) under canopy sign for each tenant not to exceed five (5) square feet of sign area and one and one-half (1-1/2) feet in height. Such sign shall be of a uniform design, size and height throughout the center, and shall have a minimum of eight (8) feet vertical clearance from the ground level.
 - e. Off-site directional sign structures. Off-site directional sign structures as specifically allowed under Section 88.13 Citywide Sign Beautification Program under Article 88 (Signs).
 - f. Flags and Flagpoles. One (1) flagpole per developed parcel with a maximum of two (2) flags, not to exceed thirty-five (35) feet in height and twenty-five (25) square feet in area. One additional flagpole with up to two additional flags may be permitted subject to approval of a sign permit.
 - g. Bus shelter signs. Signs located on bus shelters as specifically allowed by Resolution of the City Council.
 - h. Information kiosks and directory signs. Information kiosks and directory signs that are permitted as an accessory use shall not exceed six (6) feet in

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height or sixteen (16) square feet in area per face (maximum thirty-two (32) square feet for a multi-side kiosk). Information kiosks may be located within public property or right-of-way, subject to approval by the Director of Public Works or his/her designee. Wall-mounted signs are not exempt and are subject to the sign regulations of the zone.

- i. Light pole banners. Light pole banners as specifically allowed under Section 88.13 Citywide Sign Beautification Program under Article 88 (Signs) of the Zoning Ordinance.
- j. Signs on vehicles. Vehicle signs as defined under Article 88 (Signs) of the Zoning Ordinance, provided that the vehicle is not parked in a required parking space adjacent to a public right-of-way for the primary purpose of advertising. Any signage required by state law or local ordinance to be affixed to a vehicle, or vehicle signage required to protect public health, safety and welfare is also exempt.

5. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage within the Palmdale Trade and Commerce Center Specific Plan:

- a. No sign shall be installed or constructed until it has been approved by the Palmdale Planning Division in accordance with the regulations of this Specific Plan.
- b. All signs shall be subject to all applicable regulations for the Palmdale Trade and Commerce Center Specific Plan. Unless otherwise expressly permitted, no sign shall be erected or used for business purposes of any kind, except such sign(s) as shall be located on the site of the place of business, enterprise or calling which is reasonably related to the products or services available on or within those premises. Sign location shall not

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obstruct motorists' visibility by considering driveway placement, long-term growth of landscaping, and adjacent and/or future development. No signs may be located in or adjacent to the public right-of-way, or private drive aisle or driveway in such a manner that it obstructs the clear view of pedestrians and/or vehicular traffic or constructed so as to obstruct any window, door, fire escape or other emergency exit of any building. In addition, the following additional locational criteria shall be maintained:

- 1) Wall-mounted signs shall not project above the parapet, canopy, fascia, or wall to which it is attached nor above the roofline.
 - 2) Freestanding signs shall not block visibility of motorists in order to maintain traffic safety, or from outdoor seating areas to preserve views. All such signs shall be set back a minimum of ten feet (10) from any property line and shall be placed at least 100 feet or one-half (1/2) of the lot width, whichever is less, from residentially designated or zoned properties. Freestanding signs shall be spaced along street frontages as specified in these provisions, unless otherwise approved through a sign program.
 - 3) Except where approved or required by a government agency or as otherwise expressly permitted under this article, no sign may be stuck, glued, painted, pasted, posted, nailed, stapled or otherwise affixed or attached to or upon any public street, walkway, cross walk or other right-of-way, curb, lamp post, transit bench or shelter, trash receptacle, fire hydrant, tree, telephone booth or pole, lighting system or any fixture of the police or fire alarm system, any existing sign, or upon any other public property.
- c. Orientation. On-site signs shall be oriented so as not to create confusion and shall be visible to pedestrians, motorists and/or other passersby from the front, side or rear of the building to which it is intended; however, wall signs shall not face directly onto residentially designated property.
- d. Methods of Attachment. Wall signs shall be attached to the sides of buildings with fasteners that are either concealed from clear view or treated to match the building. Projecting signs shall utilize decorative methods of

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attachment in instances where their visibility cannot reasonably be concealed. Freestanding signs shall be secured to the ground utilizing a solid support base consisting of solid materials such as concrete, block, stone or brick rather than poles with veneer covers.

- e. Design. Signs and sign structures shall be professionally designed, in accordance with industry standards, and clearly understood for its intended purpose. Signs shall incorporate a classic style that will not quickly become outdated. In addition, the following additional elements of design shall be incorporated into new signs:
 - d. Wall signs.
 - i. Wall signs shall consist of channel letter signs, contour signs, cabinet signs or painted signs as specified in Article 88 of the Palmdale Zoning Ordinance.
 - ii. Signs attached to buildings shall project no less than one (1) inch and no more than eighteen (18) inches from the structure.
 - e. On-side freestanding sign structures.
 - i. Colors and materials of freestanding sign structures shall be similar or complementary to the building exterior construction materials to which it represents, such as concrete, stucco, masonry, stone or tile;
 - ii. Minor architectural features such as cornices, roof pitches and archways, which are similar to those of the building(s) shall be incorporated into the design of the sign structure. Such features may increase the allowable size of structures by 25%, exclusive of sign face and base. Freestanding can signs with no architectural features are not permitted;
 - iii. The shape or appearance of freestanding signs shall not depict inanimate objects, animals or human beings;

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- iv. The depth of sign structures shall be a minimum of six (6) inches and a maximum of 24 inches, exclusive of the base. Sign structures exceeding 24 inches in depth may be considered provided the total sign area allowed for a double-faced sign is not exceeded and the sign structure meets all other criteria for approval; and
 - v. Panel inserts for multi-tenant freestanding sign structures shall be uniform in color and typeface.
- f. Illumination. The City has a compelling interest in promoting traffic safety for pedestrians and motorists. To achieve this interest, it is necessary to minimize excessive lighting of signs that may distract pedestrians and motorists or produce hazardous light and glare into the eyes of motorists, and to do so by conditioning the type and intensity of the lighting and its appropriateness for the planned location and orientation of the sign.

The method of illumination for all types of signs is an important design element. However, the intensity or glare of the illumination may cause a visual distraction, safety hazard or public nuisance. The Director of Planning or his/her designee shall determine any required measures necessary to reduce possible negative impacts on adjacent buildings, roadways or surrounding land uses. New light fixtures added to the exterior of an existing building for the purpose of sign illumination shall be subject to review and approval of a Minor Modification by the Director of Planning. Any sign that requires approval of an electrical building permit shall utilize only approved electrical components that are properly listed and tested by an acceptable testing agency and approved by the City's Building Official. The approval of any illuminated sign shall not be final until thirty days (30) after receipt by the Director of Planning of written notice that installation is complete. During the thirty day (30) period the Director may order the dimming or removal of any illumination found to be excessive pursuant to this section. No illuminated sign or lighting device shall be placed or directed so as to permit or cause glare or reflection which may constitute a traffic or safety hazard or interfere with the use and enjoyment of a public street, walkway, or adjacent properties by having a blinding affect on

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residents, motorists or pedestrians, preventing safe illumination of sidewalks, streets or drive aisles, or by negatively impacting illumination levels on adjacent properties.

Signs illuminated either internally or externally must be capable of being fully illuminated and legible and the face(s) must be intact without holes or other exterior facial damage. Illuminated signs that are damaged or have defective lighting elements shall remain unlighted until repaired.

- g. Flags. Flags shall consist of fabric or similar flexible material that is designated to hang from a pole and blow in the wind. Plastic or other materials that produce more noise than fabric are prohibited for use as flags. Such flags shall be replaced when ripped, tattered, and/or faded or other wear is evident as determined by the Director of Planning or his/her designee.
- h. Any sign located on vacant or unoccupied property, that was erected for a use which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within seven (7) days after the use has been abandoned.
- i. All signage shall be designed free of bracing, angle-wire, guy wires, cables or similar devices.
- j. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
- k. All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.
- l. Any sign which does not conform to the provisions contained herein shall be made to conform or shall be subject to the amortization schedule outlined in the City of Palmdale Zoning Ordinance.
- m. The height of all signs shall be measured from grade below the sign to the highest point of the sign structure.

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- n. No two freestanding signs are to be located closer than 250 feet to each other, without approval of a sign program in accordance with Article 88 (Signs) of the Zoning Ordinance.
- o. No freestanding signs are permitted closer than ten feet to a property line.
- p. All signs may contain either commercial speech or non-commercial speech messages, as defined by the sign regulations contained in the City Zoning Ordinance, or a combination of both commercial and non-commercial speech messages.

6. **Surface Area Computation**

The surface of any sign face shall be computed as follows:

- a. Wall signs affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, or words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area.
- b. Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.
- c. Free-standing and projecting sign areas shall be calculated as one rectangle or two contiguous rectangles in the same plane, drawn with horizontal and vertical lines so as to include the entire sign except sign supports. The viewpoint for calculation shall be that which gives the largest dimension to that rectangular area.
- d. Sign areas for building-mounted signs, except projecting signs, shall be calculated as the area enclosed within a sign border, or the sum of the areas of the minimum imaginary rectangles enclosing each word or non-verbal symbol if there is no sign border.

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- e. Ornamental sign bases without advertising elements are not counted in sign area.

7. **Signage**

a. Wall Signs

1. Each ground-floor building elevation fronting on and/or oriented toward one or more public street, highway or parkway shall be a permitted area.
2. Where a ground-floor building elevation fronts on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.
3. A ground-floor building elevation containing entrances intended for use by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a building elevation has more than one building frontage recognized by this section, an average of the permitted sign area shall be used in computation.
4. Any building containing uses which front only on an interior mall having a limited number of entrances, excluding major anchor stores of greater than 50,000 square feet, shall be considered a single use for the purpose of computing the wall sign area permitted on the exterior walls of such building.
5. In all cases, permitted sign area shall be used only on the side of the building for which it is calculated.
6. No signs may be installed on or above any roofline.

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7. Area permitted for uses less than 50,000 square feet in building area: the maximum area permitted for wall signs shall be as follows:
 - (i) Two square feet of sign area shall be allowed for each foot of building entrance frontage. For businesses under 50,000 square feet, two square feet of sign area shall be allowed for each foot of non-entrance frontage. The allowed signage may be used only on the frontage for which it was calculated. The signs shall not exceed 80% of the sign area. No maximum sign area and no maximum letter height shall be required except as stated within this paragraph.
 - (ii) Uses maintained exclusively on the second floor of a two-story building shall be entitled to fifty percent of the sign area authorized for the building frontage. This does not take away from the sign area permitted for the first floor.
 - (iii) Buildings containing more than two stories exclusively occupied by a single use shall be limited to the sign area authorized for the first floor area of the building.
 8. Height Permitted: Wall signs shall not extend above:
 - (i) The highest point of a parapet wall; or
 - (ii) The lowest point of a sloping roof.
 9. Projection Permitted. Wall signs shall not project more than 18 inches from the building wall or permanent roofed structures to which they are attached.
 10. Lighting. Wall signs may be internally lighted.
- b. Users of 50,000 square feet or greater of building area:
1. Each user having a gross floor area of 50,000 square feet or greater shall be permitted signs as follows:

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(i) Wall signs. The maximum area shall be 2.3 square feet of sign area for each lineal foot of street building frontage or building entrance frontage with no total maximum sign area, and the maximum shall be one square foot of sign area for each lineal foot of non-street frontage to a maximum of 200 square feet of total sign area.

(ii) One freestanding sign as follows:

<u>Building Frontage</u>	0-100'	101-150	151-200	201+
<u>Maximum Sign Structure</u>				
<u>Height Permitted</u>	5'	7'	9'	11'
<u>Maximum Sign Area Permitted</u>	50sf	70sf	90sf	110sf

(iii) Frontage. One, two-sided freestanding sign shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 250 feet or more.

c. Freestanding Signs

1. Frontage. One, two-sided freestanding sign shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 250 feet or more.
2. Area. The maximum freestanding sign area shall be 50 square feet.
3. Height. The maximum height of a freestanding sign structure shall be calculated as follows:

<u>Street Frontage of Parcel</u>	<u>Maximum Height Permitted</u>
0 to 250 feet	5 feet
251 to 500 feet	6 feet
501 to 750 feet	7 feet
751 feet and over	8 feet

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4. Lighting. Freestanding signs may be internally lighted.

d. Architectural Features

An architectural feature is defined as a prominent architectural design element typically resulting in a change to the roof height or a wall extension, such as towers or bridges, giving it a certain distinction and which improves the overall architecture of a building.

1. Projecting signs shall not be permitted.
2. No more than one sign shall be allowed on each side of an architectural feature. Not more than two sides of such structure (or 50% of the sides in the case of more than four sides) shall be allowed to have signs.
3. No more than 80% of the sign area may be used for signage and must be proportional to the building elevation and architectural feature.
4. Any modification to these requirements shall require a Conditional Use Permit, to be approved by the Planning Commission.

f. Other Incidental Signs

1. Each use shall be permitted incidental signs, provided:
 - (i) That such signs are wall signs;
 - (ii) That such signs do not exceed three square feet in sign area.
 - (iii) That such signs are not located higher than six feet above ground level, measured at the base of the building below such sign.

g. The following signs shall be permitted for developments of over 250,000

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square feet of gross floor area or a minimum of 20 gross acres in size:

1. Monument signs as permitted in these sign regulations may be constructed within 250 feet of one another, subject to review of an overall sign program for the development by the Director of Planning
2. No flashing signs or electronic reader-boards shall be permitted.

8. **Regional Shopping Center**

Regional shopping centers are centers greater than fifty (50) gross acres and having a minimum of 400,000 square feet of approved retail space located within PD (Planned Development) land use designation as identified in the Specific Plan. Signs in a regional shopping center shall be subject to a sign program approved by the Planning Commission as part of a Conditional Use Permit application.

9. **Directional Signage**

The City has a compelling interest in ensuring traffic safety, and to directly advance that interest, the City will allow on-site directional signage in accordance with the following standards so as to assist and direct traffic circulation into, out of, and through, parking lots on private property. Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

- a. A site plan shall be submitted to the Planning Division indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.
- b. Number of signs. On-site directional signs shall be limited in number to five (5) signs unless otherwise approved under a sign program. Developed sites that have more than one frontage shall be allowed four (4) signs per frontage up to eight (8) total signs.
- c. Area Permitted. Directional signs shall not exceed six square feet per side,

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excluding base on a maximum of two sides, with a total sign area of 12 square feet.

- d. Height Permitted. Directional signs shall not exceed four feet in height, measured vertically from grade below the sign.
- e. Location. Directional signs shall be located on-site provided they are not located within the public right-of-way.
- f. Lighting. Directional signs may be internally lighted.

10. **Prohibited Signage**

The following signs shall be prohibited in all zones within the Specific Plan area:

- a. Rooftop signs.
- b. Portable signs.
- c. Signs on trailers or painted on the sides of disabled or parked vehicles, except as expressly exempted under these provisions.
- d. Rotating, revolving or flashing signs, except barber shop poles.
- e. Signs advertising or displaying any unlawful act, business or purpose, or image that is obscene as that term is defined in Section 311 of the Penal Code.
- f. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp-post, hydrant, tree, telephone pole, or lighting system or upon any fixture of the police or fire alarm system.
- g. Any strings or pennants, streamers, cluster of flags, banners across street rights-of-way, strings of twirlers or propellers, flares, and similar attention-getting devices, including noise-emitting devices.
- h. Electronic reader board signs.

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- i. Freestanding signs, unless otherwise approved pursuant to Paragraph 8 of this Chapter.
- j. Projecting signs.
- k. Human signs.
- l. Signs that create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.
- m. Balloons or other inflatable, wind activated or spinning devices that are typically available in retail stores, except as exempted under these regulations.
- n. Banner signs as permanent signage; however, temporary banners may be exempt as specified under these regulations.

J. PROJECT MONUMENTATION

1. Purpose and Intent

Project monumentation shall be located at key entry points and intersections within the Specific Plan area. These will be integrated into the overall design statement and identify individual projects within the overall plan area. All such permanent monument signage shall be approved as to location and design through site plan review, Conditional Use Permit, or modifications.

2. Primary Gateway Monumentation

- a. Project monumentation signs are permitted in any zone at key entry points and intersections.
- b. Such signs shall not exceed forty-eight square feet (sign wall only, not including associated monument walls).
- c. Such signs shall not exceed a maximum height of four feet, measured

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vertically from the base of the sign.

- d. Such signs may be internally lighted.

3. Community Facility Signage

- a. Community facility signs are permitted to identify facilities such as parks, schools, community centers, and the like.
- b. Area Permitted. Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total of ninety-square feet.
- c. Height Permitted. Such signs shall not exceed a maximum height of five feet, measured vertically from grade at the base of the sign.
- d. Lighting. Such signs may be internally lighted.

VII. DESIGN GUIDELINES

This section presents design guidelines for development undertaken within the Specific Plan area and is based upon the goals, objectives and policies of the Community Design Element of the General Plan. The purpose is to create and maintain a well-designed built environment within the Specific Plan area and the City of Palmdale which will contribute to the community's economic vitality and enhances the quality of life for its residents.

A. General Design Guidelines Applicable to All Land Uses

The following design guidelines are intended to describe specific design recommendations related to site planning, landscape architecture and architecture for all land uses within the Specific Plan area:

1. Site Planning Guidelines:

- a. Each project should reflect and be integrated with the character and design of the surrounding area, with respect to such design

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elements as size, shape, massing, setbacks, orientation, architecture, colors and landscaping.

- b. The relationship of building to site to street for each development project should be appropriate for the type and intensity of development, and compatible with adjacent properties.
- c. Site design should be integrated with infrastructure systems of the surrounding area, including street patterns, trails and open space, drainage and utility systems.
- d. The relationship of a development project to its setting shall be considered for varying times and conditions, including daytime and nighttime hours, changing seasons, and anticipated changes in development conditions over the life of the project, to ensure compatibility of development over time.
- e. Site designs should function well for site users, including both pedestrian and vehicular traffic, as well as bypassing traffic.
- f. Coordinate development of adjacent parcels to maximize joint access for parking and circulation.
- g. Landscaping and pedestrian walkways should be provided between sites throughout the Specific Plan area. Walls separating individual commercial or industrial developments should be discouraged unless necessary for buffering purposes.
- h. Avoid repetitive building setbacks along all streets.
- i. Plazas, courtyards, arcades, patios, and other open space elements should be incorporated into all developments within the Specific Plan area. Outdoor pedestrian or employee seating areas should be protected from wind and provided with shade, especially between the hours of 11:00 a.m. to 2:00 p.m.
- j. All storage and loading areas should be screened from public view

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and oriented away from street or side elevations. Storage and loading should occur only away from street or freeway frontages. Loading areas and facilities shall be located behind the main structure, so as to be screened from public rights-of-way by the building placement. For buildings abutting the freeway, loading areas should be located on the side of the building away from oncoming traffic on adjacent travel lanes. All loading areas shall be screened by walls which are architecturally integrated with the main structure(s). Landscaping shall be provided where appropriate to soften the height and mass of screen walls.

- k. Project designs should avoid confusing, complex elements which create disorientation for users.
- l. Site entry points and accessways should be emphasized to guide people to their destinations.
- m. Pedestrian walkways should be provided to connect uses within and adjacent to each development.
- n. Arrange buildings to permit vistas into open space areas.
- o. Site design shall comply with handicapped access requirements and provide a convenient circulation system for people with disabilities.
- p. Site design should recognize the extremes inherent in Palmdale's desert environment, including heat, cold, and wind, and incorporate techniques to control or mitigate these factors.
- q. Screening shall be provided for utility equipment and appurtenances, including but not limited to water backflow devices, utility boxes, meters and irrigation equipment; such screening shall be shown on the approved landscape plans, and may include walls, landscaping, or other approved methods.
- r. Outdoor storage areas shall be completely screened from public

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view. Where possible, these areas shall be placed behind buildings to screen them from public rights-of-way.

- s. New utilities shall be installed underground wherever feasible; require screening of utility vaults, transformer boxes, backflow devices and other similar appurtenances within sites and along streetscapes, through planting and solid walls which are compatible with the surrounding area.
- t. Parking areas should be screened from public view with mounding, landscaping, low walls, grade differentials, building orientation, or a combination of these techniques. Automobiles should not be visible from the right-of-way below the average height of the headlights (three feet).
- u. Lighting should be located to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, walkways, and work areas; in addition, all building entrances should be well lighted.
- v. Lighting which provides attractive views of the site and buildings at night is encouraged.

2. Landscape Architectural Guidelines:

- a. Landscape concepts for the Specific Plan emphasize heavy plantings of vegetation, due to the higher intensity, urban oriented characteristics of the Specific Plan area. All projects in the Specific Plan area can reinforce this impression by creating predominance of trees, understory plantings, use of hardscape materials, and planters. All plantings should reflect the local climate. Street trees, should be planted in formal patterns. Landscape design should ensure that the local stock of native trees and vegetation is replenished.
- b. Continuity of streetscape elements and an overall landscape palette should be used to visually unify individual developments in the

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Specific Plan area. The Specific Plan and City of Palmdale plant list should be referenced for plant types appropriate for use in the Specific Plan area.

- c. To screen parking areas, trees and shrubs should be massed and may be combined with mounding/berms. Berms should have a typical height of thirty-six inches and have a maximum side slope gradient of 3:1.
- d. A mixture of evergreen and deciduous trees should be planted between structures and parking areas.
- e. Enriched paving should be used at all vehicular entrances. Textured or decorative paving should also be encouraged where pedestrian walkways cross vehicular circulation aisles.
- f. Where trees are incorporated into the landscape design of common or open areas, all trees shall be a minimum one (1) inch caliper in a 15 gallon or larger container size. Fifty (50) percent of the trees shall be a minimum two (2) inch caliper in a 24 inch box size or larger container. Twenty (20) percent of the trees shall be a minimum two and a half (2-1/2) inch caliper in a 36 inch box size or larger container. The trunk caliper shall be measured four and one-half (4-1/2) feet above the root crown. Any Washingtonia spp. or similar palm trees proposed shall have a minimum of twelve (12) feet of brown trunk height.. All trees should be double staked and irrigated.
- g. Low flow irrigation systems (i.e. drip emitters) shall be utilized wherever possible. Plant selection and spacing should promote the use of this type of irrigation system to the extent feasible.
- h. Drought tolerant vegetation and water conserving irrigation systems shall be provide within landscaping themes for new development within the Specific Plan.
- i. Plants should be used to emphasize project and building entries;

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contrast with or reinforce building lines; soften hard lines, blank wall and pavement expanses; define outdoor spaces and delineate pathways; frame attractive views; and screen unattractive views and features.

- j. Project entries and building entrances should be provided with special landscaping treatment, such as use of more intense planting, accent trees, raised planters and enhanced paving.
- k. Plant materials should be suitable for the desert environment and drought resistant, and should be grouped according to their watering needs.
- l. At least fifty percent of the landscaped area should be covered with living groundcover, to minimize heat gain and reflective light; however, turf use should be minimized in favor of more drought resistant living groundcovers. Non-turf groundcover areas should be distributed in clusters, rather than uniformly, to be more in keeping with the natural desert environment.
- m. Landscape design shall be coordinated with placement of site utilities, including but not limited to overhead lines, transformers, meter boxes, backflow devices, and similar equipment, in order to prevent obstruction of utilities while providing adequate screening.
- n. For phased development, interim landscaping shall provide for control of dust and weeds on the undeveloped portion of the site, and provision shall be made for ongoing maintenance.

3. **Architectural Guidelines:**

- a. Each project within the Specific Plan area should be designed with a consistent, recognizable design theme. The theme should create a harmonious image through the use of consistent building styles, forms, colors, materials, and rooflines.
- b. Development projects should maintain and enhance long-term

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value for the community through quality of design, workmanship and materials, and use of classic styles and colors which will not become quickly out-dated. In this context, the term "value" may include social, economic, environmental, aesthetic, or other long-term benefit.

- c. Historic architectural themes and elements appropriate to Palmdale should be incorporated into buildings, building components and public spaces, where appropriate.
- d. Architectural elements such as colonnades, pitched roofs, covered walkways, entrance pergolas and trellis elements, door and window canopies, arcades, and the like, should be used to provide visual interest to blank building facades.
- e. All building facades visible from the freeway, any right-of-way, or parking lot should be "broken" with reveals, recesses, projections, and other architectural elements designed to provide variety and visual interest to the streetscape. Blank, unarticulated building facades are discouraged.
- f. Building and parking layout should be varied to avoid a "strip-commercial" appearance, in which buildings are plotted in a straight row with parking along the entire street frontage; building placement should be varied to avoid parking areas which dominate the streetscape.
- g. Screening for roof-mounted equipment shall be integrated into the building design, such as with parapet walls or roofline treatment, rather than added as a separate device which is not part of the structure and appears to be an afterthought. Roof mounted mechanical equipment is discouraged. All mechanical equipment should be architecturally screened and sound attenuated.
- h. The mass and scale of all developments should be proportionate to the site, open spaces, street, and surrounding developments.

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- i. Vertical architectural elements in excess of the standard height limit, based upon individual project review by the City, are encouraged. Architectural elements include: clock towers, steeples, bell towers, and the like. These elements should be located at arterial crossing points and gateway entry points.
- j. All ground mounted mechanical equipment should be screened from public view. The method of screening should be architecturally integrated with the main structure in terms of materials, shape, color and size.
- k. Buildings shall contain elements of the architectural style on all sides, not just on the front facade. Design elements should be incorporated into the architecture of the building, rather than added onto the building's facade as trim.
- l. Accessory Structures such as trash enclosures and bus shelters shall be designed to be architecturally compatible with the primary building(s) on the site. Trash enclosures shall be designed to integrate with the site design, using the same materials and architectural details. Where appropriate, design shall include a pedestrian entrance without a gate, as well as metal gates fastened to pipes embedded in concrete (rather than bolted to masonry enclosure walls). Roof or lattice treatment shall be provided to prevent wind-blown trash from leaving the enclosure. Trash enclosures shall be screened with appropriate plant material, including vines on overhead trellises, wherever possible. Where bus shelters are provided adjacent to or within a development, they should be located near access ways or activity centers rather than in isolated locations; bus shelter design shall be similar to and compatible with the main structure(s) and site design, using similar architectural features and materials.
- m. The design of light fixtures and their structural supports should be architecturally compatible with and of similar character to the development within the site and in the context area.

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4. **Circulation Guidelines:**

- a. All local and private streets within the Specific Plan area should be curvilinear, providing variety and visual interest to the streetscape.
- b. On-site greenway trails should be provided within the Specific Plan area, designed to connect between individual projects.

B. **Commercial Design Guidelines**

The following Design Guidelines are intended to describe specific commercial design recommendations related to site planning and landscape architecture. These guidelines are in addition to the General Design Guidelines described in this document.

1. **Site Planning Guidelines:**

- a. Cluster commercial buildings with pedestrian areas located between structures. Also, provide walkways between buildings clusters.
- b. Commercial activities, such as outdoor restaurants, and cafes, are encouraged in pedestrian oriented plaza areas.
- c. Pedestrian spaces at a human scale should be provided where appropriate and furnished with comfortable seating (movable if appropriate), shade and wind protection, and landscape or architectural features. In this context, human scale means a distance at which faces are distinguishable from one side of the open space to the other.
- d. If not required for a specific screening or security purpose, walls should not be used in commercial areas. Where required for screening or security, walls should be kept as low as possible in height.
- e. Where a commercial site within the Specific Plan is located in proximity to residential development, the site design should provide

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a transition of use and scale; increased setbacks, one-story massing at the interface area, and dense landscaping are preferred techniques.

2. **Landscape Architectural Guidelines:**

- a. A dense landscape buffer should be used when commercial/office land uses lie adjacent to residential uses.
- b. Trees shall be provided adjacent to building walls to minimize the visual expanse of large, unbroken walls, especially adjacent to "big box" commercial and industrial buildings. Trees shall be planted at a maximum of thirty (30) feet on center and be located no closer than six (6) feet and no farther than ten (10) feet from the building walls, through use of tree wells or planters.

C. **Industrial Design Guidelines:**

The following Design Guidelines are intended to describe specific industrial design recommendations related to site planning and architecture. These guidelines are in addition to the General Design Guidelines described in this document.

1. **Site Planning Guidelines:**

- a. Large industrial structures should be plotted with variable setbacks and angles adjacent to major streets whenever possible in order to provide variety and visual interest to the streetscape. Continuous blank building elevations, plotted parallel to major streets shall be discouraged.
- b. Site planning and overall project design should be compatible with surrounding, existing and future residential land uses.
- c. The use of walls between individual industrial developments is discouraged, unless used to screen unsightly views, deflecting noise, or providing security.

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- d. When security fencing is required, it should be a combination of solid walls with pilasters and decorative view fencing, or short solid wall segments interspersed with view fencing such as wrought iron.

2. **Landscape Architectural Guidelines:**

- a. A dense landscape buffer should be used when industrial land uses are proposed adjacent to residential uses.

3. **Architectural Guidelines:**

- a. The use of prefab, all metal steel buildings is strongly discouraged in all industrial areas.
- b. The office portion of the building should be the architectural focus, and should appear as an office use with respect to the amount of architectural detail and glass provided.
- c. Industrial building entrances should be well defined through the use of building recesses, projections, colonnades, trellis elements, pergolas, space frames, or other appropriate architectural features designed to define building entrances. Unrelieved building entrances should be discouraged.
- d. Quality, durable building materials should be used in the construction of industrial buildings. For industrial buildings, acceptable building materials include concrete, textured concrete, textured block, brick, granite, stone and similar materials.
- e. Industrial projects should provide plazas where employees can rest and eat lunch, preferably away from public entrances to buildings, loading areas, and other high-traffic areas. Tables, benches, and shade trees or structures should be provided.

**APPENDIX A
PAY BACK AGREEMENT**

Each landowner within the Specific Plan area shall reimburse to the City of Palmdale a pro-rated share of the planning costs incurred in the development of the Specific Plan to be paid as follows:

1. Pro-rated share shall be based on gross property area in acreage.
2. Fees shall be paid prior to recordation of a final map and prior to issuance of building permits.
3. Fees shall be based on a total project cost of \$332,369.

EIR Costs:

Original Contract:	\$119,839
Addendum I: 14,880	
Addendum II: 6,400	

Specific Plan Costs:

Original Contract:	131,800
Additional Contract:	42,450
Addendum I <u>17,000</u>	

Total Cost for Preparation of Specific Plan: \$332,369

4. Total acreage within the Specific Plan is 756.2.
5. \$332,369 divided by 756.2 (total acres) = \$439.52 per gross acre.

Palmdale Trade and Commerce Center Specific Plan
Appendix B

**APPENDIX B
CITY OF PALMDALE PLANT LIST**

Botanical Name Common Name	15 Gallon	24" Box	36" Box	Street Tree Spacing
Albizia julibrissin ¹ <i>Silk Tree, Mimosa</i>	1" Caliper ³ , 7-8' x 2-3' ⁴	2" Caliper, 9-10' x 3-4'	3 ½" Caliper 10-12' x 5-6'	30 feet
Calocedrus decurrens ² <i>California Incense Cedar</i>	4-5' x 2-3'	7-9' x 3-4'	7-11' x 4-5'	
Cedrus atlantica glauca ² <i>Blue Atlas Cedar</i>	4-5' x 2-3'	7-9' x 3-4'	7-11' x 4-5'	
Cedrus deodora ² <i>Deodar Cedar</i>	6-7' x 3-4'	9-11' x 4-5'	12-14' x 5-6'	
Cedrus libnani ² <i>Cedar of Lebanon</i>	4-5' x 2-3'	7-9' x 3-4'	7-11' x 4-5'	
Celtis sinensis, C. australis ¹ <i>Chinese Hackberry</i>	1" Caliper 7-8' x 2-3'	2" Caliper 10-12' x 3-4'	3 ½" Caliper 12-14' x 4-5'	30 feet
Cercis canadensis ¹ <i>Eastern Redbud</i>	1" Caliper 7-8' x 2-3'	1 ¾" Caliper 9-11' x 4-5'	2 ½" Caliper 12-14' x 6-7'	25 feet
Chi Talpa ¹ <i>Catalpa x Chilopsis Hybrid</i>	1" Caliper 7-8' x 2-3'	1 ½" Caliper 9-10' x 3-4'		25 feet
Fraxinus oxycarpa ¹ <i>Raywood Ash</i>	1" Caliper 7-8' x 2-3'	2" Caliper 10-12' x 4-5'	3 ½" Caliper 14-16' x 6-7'	30 feet
Fraxinus velutina "Modesto" ¹ <i>Modesto Ash</i>	1" Caliper 7-8' x 2-3'	2" Caliper 10-12' x 4-5'	3 ½" Caliper 14-16' x 6-7'	30 feet
Fraxinus v. "Rio Grande" ¹ <i>Fantex Ash</i>	1" Caliper 7-8' x 2-3'	2" Caliper 10-12' x 4-5'	3 ½" Caliper 14-16' x 6-7'	30 feet
Gleditsia triacanthos inermis ¹ , c.v. "Sunburst", "Moraine", "Shademaster", "Skyline", <i>Thornless Honeylocust</i>	1" Caliper 7-8' x 2-3'	1 ¾" Caliper 9-10' x 3-4'	2 ½" Caliper 14-16' x 6-7'	30 feet
Koelreuteria paniculata ¹ <i>Goldenrain Tree</i>	1" Caliper 7-8' x 2-3'	1 ¾" Caliper 9-10' x 3-4'	2 ½" Caliper 12-14' x 6-7'	25 feet
Pinus eldarica ² <i>Mondell Pine</i>	5-6' x 2-3'	8-10' x 4-5'	12-14' x 6-7'	
Pinus pinea ² <i>Italian Stone Pine</i>	4-5' x 203'	6-7' x 4-5'	9-10' x 6-7'	
Pistacia atlantica <i>Mt. Atlas Pistacio</i>	1" Caliper 7-8' x 2-3'	1 ¾" Caliper 9-11' x 4-5'	2 ½" Caliper 12-14' x 6-7'	
Pistacia chinensis ¹ <i>Chinese Pistache</i>	1" Caliper 7-8' x 2-3'	1 ¾" Caliper 9-11' x 4-5'	2 ½" Caliper 12-14' x 6-7'	35 feet

**APPENDIX B (continued)
CITY OF PALMDALE PLANT LIST**

Botanical Name <i>Common Name</i>	15 Gallon	24" Box	36" Box	Street Tree Spacing
Platanus acerifolia ¹ <i>London Plane Tree</i>	1" Caliper 7-9' x 2-3'	2" Caliper 10-12' x 4-5'	2 1/2" Caliper 14-16' x 6-7'	30 feet
Platanus wrightii <i>Arizona Sycamore</i>	1" Caliper 7-9' x 2-3'	2" Caliper 10-12' x 4-5'	2 1/2" Caliper 14-16' x 6-7'	
Pyrus calleryana ¹ "Bradford" or "Aristocrat" <i>Flowering Pear</i>	1" Caliper 7-8' x 2-3'	2" Caliper 9-11' x 3-4'	3" Caliper 12-14' x 5-6'	
Quercus ilex <i>Holly Oak</i>	1" caliper 7-8' x 2-3'	2" Caliper 8-10' x 3-4'	3" Caliper 12-14' x 6-7'	
Quercus kelloggii <i>California Black Oak</i>	1" Caliper 7-8' x 2-3'	2" Caliper 8-10' x 3-4'	3" Caliper 12-14' x 6-7'	
Quercus suber <i>Cork Oak</i>	1" Caliper 7-8' x 2-3'	2" Caliper 8-10' x 3-4'	3" Caliper 12-14' x 5-6'	40 feet
Robinia ambigua "Idahoensis" ¹ <i>Idaho Flowering Locust</i>	1" Caliper 7-8' x 2-3'	2" Caliper 10-12' x 3-4'	3" Caliper 12-14' x 5-6'	30 feet
Sequoiadendron giganteum ² <i>Giant Sequoia</i>	6-7' x 2-3'	8-10' x 4-5'	12-14' x 6-7'	
Sophora japonica ¹ <i>Japenses Pagoda Tree</i>	1" Caliper 7-8' x 2-3'	1 1/2" Caliper 10-12' x 3-4'	3" Caliper 12-14' x 5-6'	30 feet
Washingtonia filifera <i>California Fan Palm</i>	12 feet minimum brown trunk height (trunk height is measured from the base ground line to the base of the heart leaf)			
Zelkova serrata ¹ <i>Sawleaf Zelkova</i>	1" Caliper 7-8' x 2-3'	1 1/2" Caliper 10-12' x 3-4'	3" Caliper 12-14' x 5-6'	40 feet

¹ Street Trees

² Coniferous evergreens are not rated by caliper size

Note: Trees not on this list proposed to be planted in the right-of-way are subject to the review and approval of the Director of Public Works. Request for installation of such non-permitted tree shall be made at the City of Palmdale Engineering Division, Landscape Section, and shall require issuance of an encroachment permit.

APPENDIX C

LEGAL DESCRIPTION

LEGAL DESCRIPTION
PALMDALE TRADE AND COMMERCE CENTER SPECIFIC PLAN

Generally described as a portion of the southwest quarter of Section 15, lying south of the Antelope Valley Freeway; and also a portion of Section 22; and also a portion of the north half of Section 27, Township 6 North, Range 12 West, San Bernardino Meridian, and being more particularly described as follows:

BEGINNING at the southwest corner of said Section 22;
thence North 00°32'52" West, 2661.14 feet along the west section line of said Section 22, the same being the centerline of 10th Street West to the west quarter corner of said Section 22;
thence North 00°33'01" West, 2660.50 feet continuing along said west section line and said street centerline to the northwest corner of said Section 22, the same being the southwest corner of said Section 15;

thence North 00°11'30" West, 1118.15 feet along the west line of said Section 15 and said street centerline to a point on the southwesterly right-of-way line of said Antelope Valley Freeway, as shown on the State of California Business and Transportation Agency Department of Transportation Maps, Nos. F-1072-1/3, Nos. F-1073-1/4, and Nos. F-1074-1/3; said point also being the most northerly corner of the herein described tract;
thence South 47°16'09" East, 469.75 feet along said southwesterly right-of-way line;

thence South 47°39'32" East, 609.08 feet continuing along said southwesterly right-of-way line;

thence South 77°50'47" East, 144.41 feet continuing along said southwesterly right-of-way line;

thence South 46°50'17" East, 415.45 feet continuing along said southwesterly right-of-way line;

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Appendix C*

thence South 00°14'25" West, 79.74 feet continuing along said southwesterly right-of-way line to a point on the south section line of said Section 15, the same being the north section line of said Section 22 and the centerline of Avenue P;

thence South 89°45'35" East, 1445.16 feet along said north section line of Section 22 and said street centerline to the north quarter corner of said Section 22;

thence South 89°45'42" East, 2680.77 feet continuing along said north section line and said street centerline to the northeast corner of said Section 22;

thence South 00°24'20" East, 2657.47 feet along the east section line of said Section 22, the same being the centerline of Division Street to the east quarter corner of said Section 22;

thence South 00°24'20" East, 2659.01 feet continuing along said east section line and said street centerline to the southeast corner of said Section 22, the same being the northeast corner of said Section 27;

thence South 01°17'03" East, 2661.01 feet along the east line of said Section 27 and said street centerline to the east quarter corner of said Section 27, said east quarter corner also being on the centerline of Palmdale Boulevard and the beginning of a non-tangent curve concave Northeasterly and having a radius of 1000.01 feet;

thence Northwesterly along said street centerline and along said curve through a central angle of 28°34'31", an arc distance of 498.74 feet to a point of tangency;

thence North 61°32'12" West, 2540.75 feet along said street centerline to a point on the west line of the northeast quarter of said Section 27;

thence North 61°07'51" West, 2530.21 feet continuing along said street centerline to the beginning of a tangent curve concave Southwesterly and having a radius of 1000.00 feet;

thence Northwesterly continuing along said street centerline and along said curve through a central angle of 28°41'02", an arc distance of 500.63 feet to a point of tangency;

thence North 89°48'53" West, 0.03 feet continuing along said street centerline to the TRUE POINT OF BEGINNING.

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Appendix C*

EXCEPT a portion of the southeast quarter of said Section 22 lying west of said Antelope Valley Freeway and being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 22;

thence North $00^{\circ}28'47''$ West, 2660.05 feet along the west line of said southeast quarter of Section 22, the same being the centerline of 5th Street West to a point marking the center of said Section 22;

thence South $89^{\circ}47'32''$ East, 1130.32 feet along the north line of said southeast quarter of Section 22, the same being the centerline of Avenue P-8 to a point on the westerly right-of-way line of said Antelope Valley Freeway, said point being on a non-tangent curve concave southwesterly and having a radius of 2900.00 feet;

thence along said westerly right-of-way line and Southeasterly along said curve through a central angle of $13^{\circ}35'06''$, an arc distance of 687.60 feet to a point of non-tangency;

thence South $82^{\circ}43'16''$ West, 15.00 feet continuing along said westerly right-of-way line to the beginning of a non-tangent curve concave southwesterly and having a radius of 2885.00 feet;

thence continuing along said westerly right-of-way line and Southeasterly along said curve through a central angle of $06^{\circ}12'09''$, an arc distance of 312.31 feet to a point of non-tangency;

thence South $00^{\circ}35'59''$ East, 1681.54 feet continuing along said westerly right-of-way line to a point on the south section line of said Section 22, the same being the centerline of said Avenue Q;

thence North $89^{\circ}48'49''$ West, 1300.29 feet along said south section line and said street centerline to the TRUE POINT OF BEGINNING.

The net acreage the above described tract of land contains 756.16 acres more or less.

APPENDIX D

FISCAL IMPACT ANALYSIS

ABSORPTION PROJECTIONS AND DEVELOPMENT ALTERNATIVES FOR PALMDALE TRADE AND COMMERCE CENTER SPECIFIC PLAN AREA

Economics Research Associates has assembled data regarding projected levels of commercial and industrial activity expected to occur within the area defined as the Palmdale Trade Area.¹ (See Figure 1). The series of tables which follow describe this projected level of activity for the Trade Area. All projections are based on estimations of population increases for the area. Also assessed in this report is the anticipated level of market capture for development within the area defined as the Specific Plan area. A detailed and realistic absorption schedule for a variety of possible uses in the Specific Plan area is presented as well as several suggested profiles of land uses.

I. POPULATION PROJECTIONS:

Due to the mix of differing uses proposed for the Palmdale Trade and Commerce Center development and to the rapidly expanding nature of the Palmdale trade area. This study bases its product absorption assumptions on per capita land use ratios derived from study of other rapidly growing communities. The demand factors are based on the addition of new residents to the Palmdale community. Projecting the amount of population growth within the trade area therefore, becomes crucial to the development of an accurate absorption rate for the various proposed commercial and industrial uses. The following sets forth ERA's assumptions regarding Palmdale's future growth.

- As of January 1, 1989, the California Department of Finance estimated Palmdale's residential population at 45,859 persons. Recent estimates by Palmdale's Planning and Development Services Department place the 1989, year-end population totals at 57,862 persons.²

Since 1980, Palmdale's population has increased by 45,635 residents. This represents a very rapid compounded annual growth rate of 16.8 percent.

- City of Palmdale population projections estimate a year 2000 population of 118,933 persons and 37,360 dwelling units. (Average persons per household by the year 2010: 3.17. Up from 2.7 in 1989). Using similar growth trend projections, ERA population forecasts from year 2000 through year 2010 project City of Palmdale population at 152,080 persons for 2010 (See Table 1). This long-range projection, based on current city growth trends, is approximately 20 percent greater than the 1987 "2010 SCAG Growth Projections" for the Palmdale Regional Statistical Area³. ERA believes that the higher population totals area likely given the rapid growth of the last several years and the increase expected in the number of persons per household.

¹ The Palmdale Trade Area is defined as an area encompassing the City of Palmdale and its immediate environs. It corresponds roughly to the City's 127 square mile planning area sphere of influence.

² Estimate based on number of housing starts and a current persons per household rate of 2.7.

³ In 1987, the SCAG "High Growth Scenario" projections placed the 2010 Palmdale population at 126,400 persons.