



PALMDALE  
*a place to call home*

# **DEVELOPMENT SUMMARY**

## **APRIL 2016 – MARCH 2017**

**PLANNING DIVISION, 38250 N. SIERRA HIGHWAY, PALMDALE,  
CALIFORNIA 93550**

**PHONE: 661/267-5200**

**FAX: 661/267-5233**

**WEB: [www.cityofpalmdale.org](http://www.cityofpalmdale.org)**

## **LEGEND**

<b>CUP:</b>	<b>CONDITIONAL USE PERMIT</b>
<b>EIR:</b>	<b>ENVIRONMENTAL IMPACT REPORT</b>
<b>GPA:</b>	<b>GENERAL PLAN AMENDMENT</b>
<b>MM:</b>	<b>MAJOR MODIFICATION</b>
<b>PA:</b>	<b>PRE-APPLICATION</b>
<b>SP:</b>	<b>SPECIFIC PLAN</b>
<b>SPR:</b>	<b>SITE PLAN REVIEW</b>
<b>TE:</b>	<b>TIME EXTENSION</b>
<b>TPM:</b>	<b>TENTATIVE PARCEL MAP</b>
<b>TTM:</b>	<b>TENTATIVE TRACT MAP</b>
<b>VAR:</b>	<b>VARIANCE</b>
<b>VTTM:</b>	<b>VESTING TENTATIVE TRACT MAP</b>
<b>ZC:</b>	<b>ZONE CHANGE</b>

City of Palmdale Planning Department Development Summary Report - **Applied Projects**

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**CASE #:** CUP05-16TE

DESCRIPTION: RENEWAL OF WIRELESS SITE

LOCATION: 39457 15TH STREET EAST

APPLICANT: SBA 2012 TC ASSETS, LLC

PHONE: 561-226-9486

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 07/11/2016

NUMBER OF PARCELS: 1

3022004023

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**CASE #:** PA16-008

DESCRIPTION: REQUEST TO DEVELOP COMM/RETAIL/GAS STATION/STORAGE W/9 BLDGS TOTALING SF

LOCATION: NWC 45TH ST E & PEARBLOSSOM HWY

APPLICANT: PINK COMMERCIAL GROUP

PHONE: 661-816-7484

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 04/14/2016

NUMBER OF PARCELS: 1

3052079004

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**CASE #:** PA16-012

DESCRIPTION: PUBLIC HIGH SCHOOL

LOCATION: SWC OF AVENUE R AND 40TH STREET EAST

APPLICANT: GUIDANCE CHARTER SCHOOL

PHONE: 661-285-1600

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 04/27/2016

NUMBER OF PARCELS: 1

3020001014

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**CASE #:** PA16-014

DESCRIPTION: REQUEST TO CONSTRUCT A CONVENIENCE STORE W/GASOLINE SALES ON 1.76 ACRES & ZONE CHANGE

LOCATION: VAC/COR PBHWY/40TH STE

APPLICANT: AV DESIGN GROUP

PHONE: 661-266-1600

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 05/25/2016

NUMBER OF PARCELS: 1

3052022044

## City of Palmdale Planning Department Development Summary Report - **Applied Projects**

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**CASE #:** PA16-022

DESCRIPTION: MINI-MARKET, GAS STATION, CAR WASH

LOCATION: 400 W PALMDALE BLVD

APPLICANT: MUNIR AL RABADI

PHONE: 661-310-8818

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 09/21/2016

NUMBER OF PARCELS: 1

3004002003

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**CASE #:** PA16-025

DESCRIPTION: PROPOSED GAS STATION, CAR WASH AND CONDOS

LOCATION: NWC 45TH ST E AND PEARBLOSSOM

APPLICANT: PINK MANAGEMENT GROUP

PHONE: 661-877-1733

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 10/20/2016

NUMBER OF PARCELS: 1

3052079002

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**CASE #:** PA16-026

DESCRIPTION: 244 SFR's

LOCATION: RANCHO VISTA BLVD, S/O AVENUE O-8

APPLICANT: LA DF INVESTMENT FUND 78 LLC

PHONE: 949-394-6017

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 11/10/2016

NUMBER OF PARCELS: 3

3001003160

3001003163

3001003164

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**CASE #:** PA16-028

DESCRIPTION: OUTDOOR RECREATION CENTER WITH 1,014SF BLDG & 188SF PATIO

LOCATION: VAC/COR AVE Q6/ 8TH STE

APPLICANT: ALEJANDRO CHAVEZ

PHONE: 661-674-7115

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 11/21/2016

NUMBER OF PARCELS: 1

3008034034

## City of Palmdale Planning Department Development Summary Report - **Applied Projects**

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**CASE #: PA16-030**

DESCRIPTION: DEVELOPMENT OF ONE COMMERCIAL USE (AUTO ZONE) ON .83 ACRES OF A TOTAL OF 6.89 ACRES

LOCATION: SOUTH OF TECHNOLOGY DRIVE AND EAST OF 10

APPLICANT: JACOB GLAZE PHONE: 714-905-1374 LOTS: UNITS:

PLANNER: ACRES: BLDG SQ FT:

APPLIED DATE: 12/20/2016

NUMBER OF PARCELS: 1

3003079018

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**CASE #: PA17-001**

DESCRIPTION: CONSTRUCT A COMMERCIAL CENTER-5 STAND ALONE & ANCHOR BUILDING TOTALING 40,000SF+/-

LOCATION: 500 FT SOUTH OF AVE S AND W OF 47TH ST E

APPLICANT: ROYAL INVESTORS GROUP PHONE: 818-981-3000 x LOTS: UNITS:

PLANNER: ACRES: BLDG SQ FT:

APPLIED DATE: 02/06/2017

NUMBER OF PARCELS: 1

3052001019

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**CASE #: PA17-002**

DESCRIPTION: CHARTER SCHOOL

LOCATION: SEC OF 35TH ST E AND PALMDALE BLVD

APPLICANT: PAUL BIERLEIN PHONE: 616-682-6100 E LOTS: UNITS:

PLANNER: ACRES: BLDG SQ FT:

APPLIED DATE: 02/09/2017

NUMBER OF PARCELS: 1

3020014012

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**CASE #: PA17-003**

DESCRIPTION: DEVELOP 1/2 ACRE INTO AUTO REPAIR W/8,000 SF BLDG

LOCATION: VAC/5TH STE/VIC AVE R

APPLICANT: HANBALI & ASSOCIATES PHONE: 661-266-0421 LOTS: UNITS:

PLANNER: ACRES: BLDG SQ FT:

APPLIED DATE: 02/13/2017

NUMBER OF PARCELS: 1

3010022026

## City of Palmdale Planning Department Development Summary Report - **Applied Projects**

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**CASE #:** PA17-004

DESCRIPTION: NEW CHURCH APPROXIMATELY 900 SF

LOCATION: 38750 TRADE CENTER DRIVE #C

APPLICANT: JUAN CARLOS HERRERA

PHONE: 661-992-3209

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 03/02/2017

NUMBER OF PARCELS: 1

3004004040

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**CASE #:** PA17-005

DESCRIPTION: DEVELOP 8 BUILDINGS ON 2.25 ACRES

LOCATION: 38730 15th STREET EAST

APPLICANT: ADEL MIKHAIL

PHONE: 661-435-9632

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 03/08/2017

NUMBER OF PARCELS: 1

3015014034

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**CASE #:** PA17-006

DESCRIPTION: REQUEST TO DEVELOP 165 SFR LOTS ON 40.6 ACRES

LOCATION: VAC/VIC KINGMAN DR/55TH ST E

APPLICANT: GLOBAL INVESTMENT AND DEVELOPMENT

PHONE: 213-365-0005

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 03/08/2017

NUMBER OF PARCELS: 1

3051014002

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**CASE #:** PA17-007

DESCRIPTION: TRADE-IN OF USED ELECTRONICS IN EXCHANGE FOR STORE CREDIT

LOCATION: 39330 10TH STREET WEST

APPLICANT: BEST BUY #106

PHONE: 612-291-4863

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 03/30/2017

NUMBER OF PARCELS: 1

3003085006

City of Palmdale Planning Department Development Summary Report - **Applied Projects**

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**CASE #:** ZC16-01

**DESCRIPTION:** CHANGE ZONE FROM M-4 TO C-2

**LOCATION:** 1041 W AVENUE M-14

**APPLICANT:** THOMAS AND BETTY WISE

**PHONE:** 661-269-3000

**LOTS:**

**UNITS:**

**PLANNER:**

**ACRES:** 0.42

**BLDG SQ FT:**

**APPLIED DATE:** 07/11/2016

**NUMBER OF PARCELS:** 1

3111022034





City of Palmdale Planning Department Development Summary Report - **Approved Projects**

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**CASE #:** SPR15-006

DESCRIPTION: REQUEST TO DEVELOP 12.2 ACRES W/7 COMM BLDG TOTAL=420,000 SF

LOCATION: SWC OF PLM BLVD & TIERRA SUBIDA AVE

APPLICANT: MPA INC PHONE: 949-719-1900 LOTS: UNITS:

PLANNER: M TAGGART ACRES: BLDG SQ FT: 420,000

APPLIED DATE: 08/03/2015 APPROVED DATE: 01/12/2017 EXPIRES: 01/24/2020

NUMBER OF PARCELS: 1

3004004004

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**CASE #:** SPR16-003

DESCRIPTION: PLACEMENT OF SOIL

LOCATION: S/O CITY RANCH RD; 1 MILE W/O TIERRA SUB

APPLICANT: PHIL ARKLIN PHONE: 661-878-0500 LOTS: UNITS:

PLANNER: M TAGGART ACRES: BLDG SQ FT:

APPLIED DATE: 04/27/2016 APPROVED DATE: 08/25/2016 EXPIRES: 09/06/2019

NUMBER OF PARCELS: 1

3004013012

City of Palmdale Planning Department Development Summary Report - **Completed Projects**

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**CASE #: PA16-007**

DESCRIPTION: SELF-STORAGE UNIT CONSISTING OF 8 BLDGS

LOCATION: S/O AVENUE R-8 ON THE EAST SIDE OF SIERR

APPLICANT: SPIEGEL DEVELOPMENT INC

PHONE: 818-404-1443

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 04/13/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

05/12/2016

NUMBER OF PARCELS: 1

3010027003

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**CASE #: PA16-010**

DESCRIPTION: 1 APARTMENT BUILDING ON .84 ACRES TOTALING 14,490 SQUARE FEET

LOCATION: 38715 9TH STREET EAST

APPLICANT: HANBALI & ASSOCIATES

PHONE: 661-266-0421

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 04/21/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

06/02/2016

NUMBER OF PARCELS: 1

3008031008

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**CASE #: PA16-011**

DESCRIPTION: REMOVE EXISTING MOBILEHOME; CONSTRUCT 2 LIVING RESIDENCES

LOCATION: 37228 10TH STREET EAST

APPLICANT: WEST SIDE STORAGE LLC

PHONE: 805-489-7448

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 04/26/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

06/02/2016

NUMBER OF PARCELS: 1

3012024036

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**CASE #: PA16-013**

DESCRIPTION: REQUEST ZONE CHANGE FROM R-1-7000 TO C-3; 4 COMMERCIAL BUILDINGS TOTALING 34,500 SF

LOCATION: NEC OF AVENUE R AND 55TH STREET EAST

APPLICANT: ROY ITANI

PHONE: 310-897-2136

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 05/11/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

06/21/2016

NUMBER OF PARCELS: 1

3023002159

City of Palmdale Planning Department Development Summary Report - **Completed Projects**

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**CASE #: PA16-015**

DESCRIPTION: RENEW CUP 05-17 TO CONTINUE THE OPERATION AND MAINTENANCE OF A WIRELSS TELECOMMUNICATIONS FACILITY

LOCATION: 190 SIERRA COURT

APPLICANT: JAKE HAMILTON

PHONE: 619-341-9208

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 06/13/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

07/27/2016

NUMBER OF PARCELS: 1

3128015002

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**CASE #: PA16-016**

DESCRIPTION: REQUEST TO DEVELOP 0.34 ACRES INTO ONE (1) 7,200 SQUARE FOOT WAREHOUSE/OFFICE BLDG

LOCATION: 38470 6TH STREET EAST

APPLICANT: ROGER ROBERTS

PHONE: 323-377-4493

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 06/21/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

07/27/2016

NUMBER OF PARCELS: 1

3008027018

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**CASE #: PA16-017**

DESCRIPTION: REQUEST TO DEVELOP 14.8 ACRES INTO COMMERCIAL WITH 6 BLDGS TOTALING 28,000 SQ FT

LOCATION: VAC / 45TH STE / VIC AVE S

APPLICANT: CIVIL DESIGN AND DRAFTING

PHONE: 805-522-2622

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 07/06/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

11/08/2016

NUMBER OF PARCELS: 1

3052001054

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**CASE #: PA16-019**

DESCRIPTION: 2 COMMERCIAL BLDGS

LOCATION: NWC OF RANCHO VISTA BLVD AND 15TH ST WES

APPLICANT: MS PALMDALE, LLC

PHONE: 317-582-6959

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 07/13/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

11/08/2016

NUMBER OF PARCELS: 1

3005005010

## City of Palmdale Planning Department Development Summary Report - **Completed Projects**

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**CASE #: PA16-020**

DESCRIPTION: 40 CONDOMINIUMS TOTALING 25,00 SQFT ON 4.1 ACRES

LOCATION:

APPLICANT: PINK COMMERCIAL GROUP

PHONE: 661-816-7484

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 08/08/2016 APPROVED DATE:

EXPIRES:

COMPLETED: 11/08/2016

NUMBER OF PARCELS: 1

3052079002

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**CASE #: PA16-021**

DESCRIPTION: REQUEST TO RE-SUBDIVIDE 6.98 ACRES INTO 20 SFR LOTS (TTM 47488)

LOCATION: EAST OF PEVERO COURT

APPLICANT: JOHN JOHNSON

PHONE: 805-338-9624

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 09/06/2016 APPROVED DATE:

EXPIRES:

COMPLETED: 11/08/2016

NUMBER OF PARCELS: 1

3005039015

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**CASE #: PA16-023**

DESCRIPTION: REQUEST TO ESTABLISH A CONVENIENCE STORE WITH ALCOHOL SALES AND CARWASH

LOCATION: NEC OF SIERRA HIGHWAY &amp; AVENUE S

APPLICANT: CIVIL DESIGN AND DRAFTING

PHONE: 805-522-2622

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 09/27/2016 APPROVED DATE:

EXPIRES:

COMPLETED: 11/08/2016

NUMBER OF PARCELS: 1

3010027022

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**CASE #: PA16-024**

DESCRIPTION: CUP02-10 MAJOR MOD-BUILDING EXPANSION TO EXISTING RELIGIOUS ASSEMBLY USE

LOCATION: 1675 EAST AVENUE Q-15

APPLICANT: IGLESIA DE CRISTO MIEL ANTELOPE VALLI

PHONE: 661-273-5587

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 10/20/2016 APPROVED DATE:

EXPIRES:

COMPLETED: 12/13/2016

NUMBER OF PARCELS: 1

3014010003

City of Palmdale Planning Department Development Summary Report - **Completed Projects**

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**CASE #:** PA16-027

DESCRIPTION: RESIDENTIAL SUBDIVISION 97 LOTS WITHIN 39.8 ACRES

LOCATION: SEC OF AVENUE M AND 70TH STREET WEST

APPLICANT: FRONTIER ENTERPRISES

PHONE: 909-354-8010

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 11/14/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

12/13/2016

NUMBER OF PARCELS: 1

3204025048

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**CASE #:** PA16-029

DESCRIPTION: EXISTING VACANT BUILDING CONVERT TO AUTO ELECTRIC

LOCATION: 434 RANCHO VISTA BLVD

APPLICANT: SAMMY

PHONE: 661-264-8202

LOTS:

UNITS:

PLANNER:

ACRES:

BLDG SQ FT:

APPLIED DATE: 11/30/2016

APPROVED DATE:

EXPIRES:

COMPLETED:

12/21/2016

NUMBER OF PARCELS: 1

3006004048