



PALMDALE
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**2015 Annual Report
on the Implementation of the
City of Palmdale General Plan**

2015 Annual Report on the Implementation of the General Plan

Prepared For:

Palmdale City Council
Palmdale Planning Commission
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Chapter 1 – Introduction

A. Purpose of the Annual Report

Government Code Section 65400 requires that all California cities provide a yearly report on the status of the General Plan and how it is progressing toward implementation of its stated goals. The City is required to submit the Annual Report to the Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). The Annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs.

B. Purpose of the General Plan

Under State law, the City is required to prepare, and the legislative body of the City must adopt, a comprehensive long-term general plan for the physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. The general plan must consist of a statement of development policies and must include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.

C. Status of the Adopted Elements of the City’s General Plan

State law requires that the City’s General Plan include seven elements; Land Use, Circulation, Housing, Safety, Noise, Conservation and Open Space. State law also allows the City to adopt any additional elements that the City deems necessary. The City of Palmdale has adopted a General Plan to provide comprehensive, long-range policy guidelines for future growth and development which incorporates the following elements: Land Use, Circulation, Noise, Housing, Public Services, Safety, Environmental Resources, Parks, Recreation and Trails and Community Design. Each element includes a profile report containing baseline data, and a statement of issues, goals, objectives, policies and programs as required by State Law.



The following is a brief overview of actions taken to each adopted element of the General Plan since its adoption:

1. Land Use Element (adopted January 25, 1993)

- GPA 93-2 corrected mapping and text errors;
- GPA 94-2 adopted policies for the development of the College Park Palmdale property;
- GPA 94-3 clarified policies regarding the location of parks and other public facilities and corrected Land Use mapping errors;
- GPA 94-4 revised Land Uses at 14 locations throughout the City and clarified text regarding mobile home parks;
- GPA 95-1 modified the Land Use designation on undeveloped industrial land;
- GPA 95-2 modified the Land Use designation on a one-acre property to accommodate a mortuary;
- GPA 96-1 changed the Land Use map and text to reflect the Downtown Revitalization Plan;
- GPA 96-2 added a policy regarding development on the east side and reduced the development density within that area;
- GPA 96-4 assigned Land Use designations to most areas that had previously been designated as SD;
- GPA 97-4A through D modified 15± acres on Avenue S at 45th Street East from SFR-3 (Single Family Residential, 3.1-6 du/ac) to OC (Office Commercial) for development of a Kaiser Permanente facility, 28± acres from DC (Downtown Commercial) and CC (Community Commercial) to PF (Public Facility) along both sides of Sierra Highway near Avenue Q-6, and .37 acres on 10th Street East at Avenue Q-10 from MR (Medium Residential) to PF (Public Facility) for a public parking;
- GPA 98-2 amended policies to accommodate the College Park Palmdale Specific Plan;
- GPA 98-3 approved Land Use map and policies consistent with the Avenue S Area Plan and repealed the Palmdale Park South Specific Plan;
- GPA 98-4 modified 160 acres from Harris Specific Plan to SFR-3 (Single Family Residential, 3.1-6 du/ac) and OC (Office Commercial), modified six acres on 5th Street East at Avenue R-5 from MFR (Multi-Family Residential) to IND (Industrial) and repealed the Rancho Valley Specific Plan;
- GPA 99-1 A through M reduced the number of potential new multiple family housing units in the City in response to a moratorium on development of three or more units;
- GPA 99-2 A & B amended 13± acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial) for



development of a 33-acre community retail shopping center at 47th Street East and Avenue S and 83± acres from BP (Business Park) to IND (Industrial) at the southwest corner of Division Street and Avenue O;

GPA 00-02 A through C amended 4.5 acres from OC (Office Commercial) and CM (Commercial Manufacturing) to PF (Public Facility) and .55 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) to reflect developed conditions;

GPA 02-01A&B amended 40 acres from SFR1 (Single Family Residential, 0-2 du/ac) to OS (Open Space) and 33 acres from SP4 (Specific Plan – Joshua Hills) to OS (Open Space) to construct two voter-approved park sites;

GPA 03-02 amended 2.5 acres from OS (Open Space) to RC (Regional Commercial) adjacent to the A.V. Country Club;

GPA 03-04A amended 10 acres from NC (Neighborhood Commercial) to SFR-3 (Single Family Residential, 3.1-6 du/ac);

GPA 03-04B amended 13.65 acres from RC (Regional Commercial) to CC (Community Commercial);

GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office Commercial);

GPA 03-07 amended 15.23 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial),

GPA 04-03 to amend .76 acres from CC (Community Commercial) to CM (Commercial Manufacturing);

GPA 05-04 amended 8.6 acres from OC (Office Commercial) to CC (Community Commercial);

GPA 05-03 on 5.44 acres from OC (Office Commercial) to MR (Medium Residential) and on 27.04 acres from OC (Office Commercial) to CC (Community Commercial);

GPA 06-02 on 8.6 acres from OC (Office Commercial) to CC (Community Commercial);

GPA 06-03 amended 26.85 acres from IND (Industrial) to OC (Office Commercial), amended 43.39 acres from IND (Industrial) to CC (Community Commercial), amended 105.25 acres from BP (Business Park) to RC (Regional Commercial), amended 46.91 acres from BP (Business Park) to CC (Community Commercial), and amended 22.42 acres from BP (Business Park) to OC (Office Commercial);

GPA 07-01A amended 110 acres from BP (Business Park), CM (Commercial Manufacturing), IND (Industrial), MFR (Multi-Family Residential), and MR (Medium Residential) to Specific Plan 18-Palmdale Transit Village Specific Plan;

GPA 07-01B amended 8 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) on the north side of Avenue S, between the alignments of Springfield Street and 42nd Street East;



- GPA 07-02 amended 5.01 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (neighborhood Commercial) located approximately 600 feet north of the northeast corner of Avenue R and 47th Street East;
- GPA 08-04 amended 18.07 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial) on the northwest corner of Rancho Vista Boulevard and 15th Street East;
- GPA 09-01 amended 613.4 acres from SP-10 (Palmdale Business Park Specific Plan) to IND (Industrial);
- GPA 09-03 amended the land use on 540 acres from SP-17 (College Park Specific Plan) and PF-2 (Public Facility – School) to SP-17 (Foothill Ranch Specific Plan) and amended Policy L7.1.9 referencing the College Park Palmdale Specific Plan,
- GPA 09-02 amended the land use on 15.39 acres from ER (Equestrian Residential) to CC (Community Commercial) and on 14.93 acres from OC (Office Commercial) to CC (Community Commercial) between 10th Street West and 11th Street West, Avenue O-4 to 660 feet north of Avenue O.
- GPA 11-03 adopted the new Medium-High and High Density Residential Land Use designations and amending the General Plan Land Use Map identifying the boundaries of new Medium-High and High Density Residential land uses.

2. Circulation Element (adopted January 25, 1993)

- GPA 93-2 corrected the right-of-way designation for 6th Street East;
- GPA 94-3 corrected errors on the circulation map;
- GPA 95-3 updated the circulation map and adopted street cross-sections;
- GPA 97-1 changed the designation on certain roadway segments.

3. Environmental Resources Element (adopted January 25, 1993)

- GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction;
- GPA 98-3 amended the list of designated scenic highways to include the Antelope Valley Freeway south of Rayburn Road;
- GPA 04-01 was an update of the Environmental Resources Element;
- GPA 11-02 added goals, objectives and policies related to renewable energy.

4. Public Services Element (adopted January 25, 1993)

- GPA 93-2 eliminated a reference to adoption of the Hazardous Waste Management Plan as an element of the General Plan;
- GPA 94-3 updated information regarding schools;



GPA 97-3 provided policies regarding telecommunication facilities;
GPA 04-05 was an update of the Public Services Element;
GPA 09-04 allowed the limited use of private sewage disposal systems for renewable energy projects located on sites with an IND (Industrial) designation in the eastern portions of the City and for aggregate mining and aggregate related uses on properties in the MRE (Mineral Resource Extraction) designation of the City.

5. Safety Element (adopted January 25, 1993)

GPA 93-2 added a policy regarding development near hazardous waste facilities;
GPA 04-01 was an update of the Safety Element.

6. Noise Element (adopted January 25, 1993)

GPA 04-04 was an update of the Noise Element.

7. Housing Element (adopted November 6, 2013)

GPA 13-01 adopted the 2013-2021 Housing Element update.

8. Parks, Recreation and Trails Element (adopted January 25, 1993)

GPA 96-6 updated the multi-use trail and bikeway plans;
GPA 03-06 updated the Parks, Recreation & Trails Element.

9. Community Design Element (adopted December 24, 1994)

GPA 97-2 modified community design policies for industrial development.
GPA 11-03 adopted policies regarding the design of high-density residential projects.

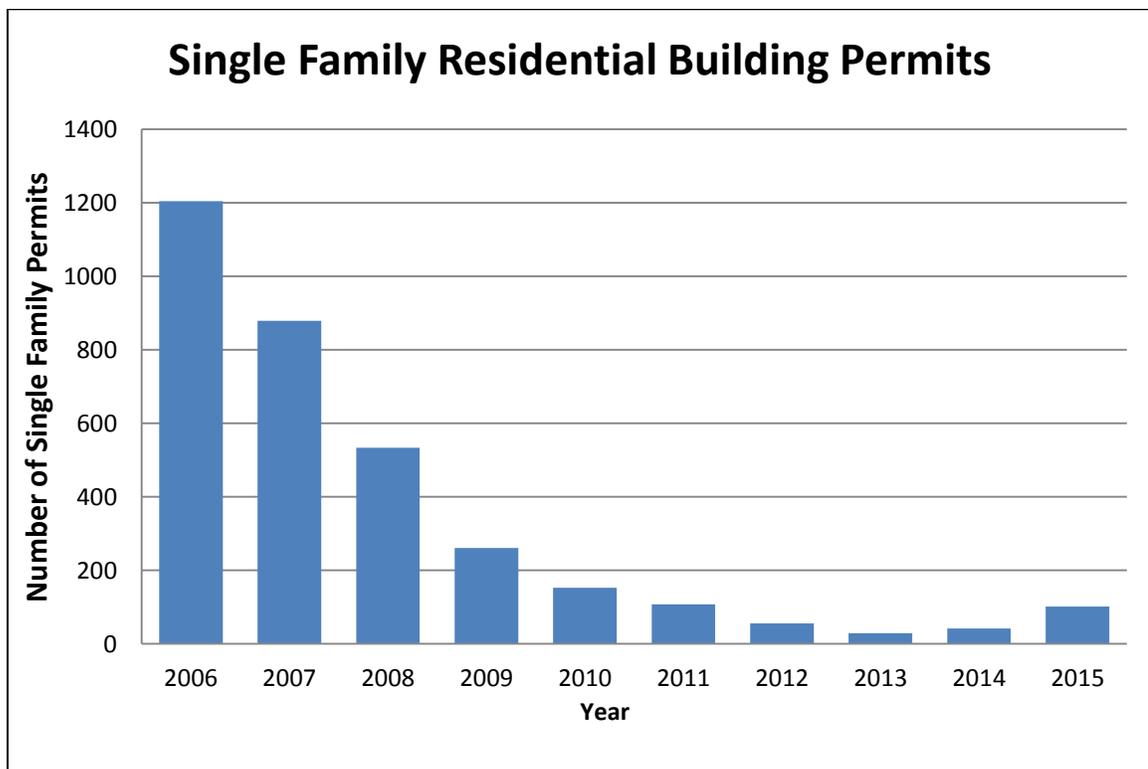


Chapter 2 – Development Activity Summary

New development can be a good measure of the effectiveness of a City's General Plan; therefore, the 2015 Annual Report highlights the development activity the City has experienced within the year. The report includes a summary of approved entitlements and building permit activity.

A. Residential Building Permits

Between January 1, 2015, and December 31, 2015, new single-family housing starts totaled 102 units and approximately \$21.9 million in valuation. In 2006, a peak year, the City had 1,205 housing starts; this number has declined from 2006-2013 but rose slightly in 2014 and 2015. Although the number of foreclosures occurring in 2015 was a significant reduction over previous years, the sales prices of existing housing units have not risen sufficiently to justify a significant increase in new housing starts by builders. The City initiated a Single Family Construction Incentive Program in January 2013, providing a 25 percent reduction in impact fees, though the program did not result in an increase in housing starts over the previous year (2012). The program expired January 2015 and is no longer in effect.





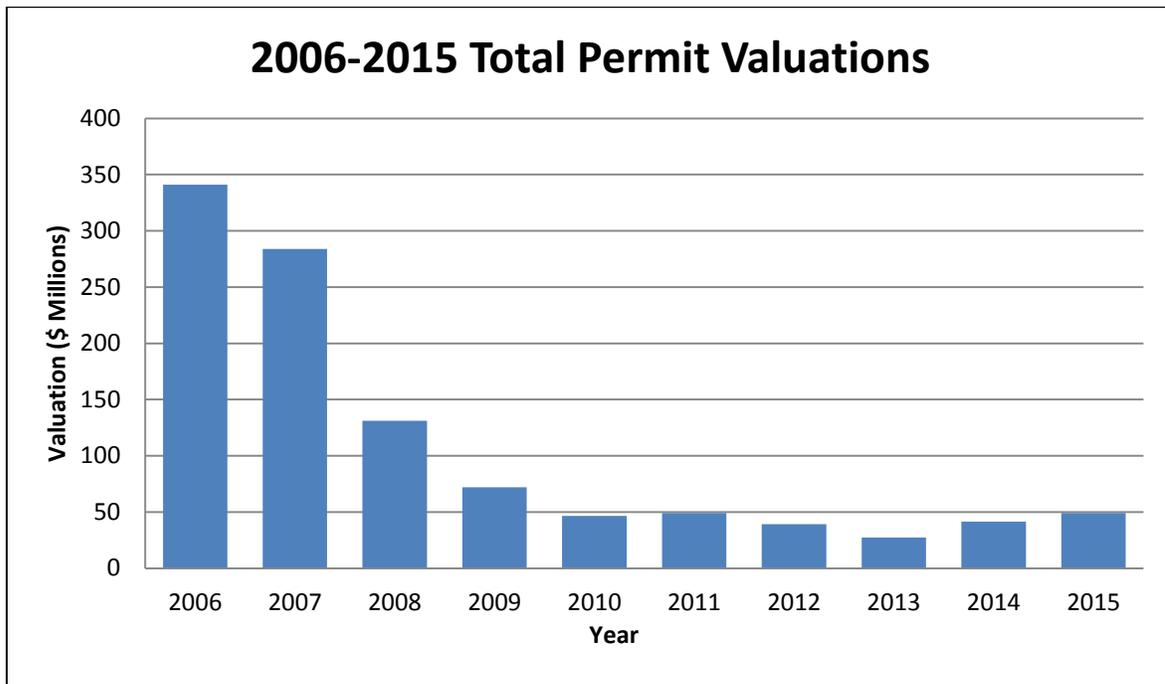
Single-family residential under construction

B. Commercial/Industrial and Miscellaneous Building Permits

Ten (10) new commercial, industrial or institutional construction permits were issued during 2015. A total of 1,565 miscellaneous structures, residential alterations, carports/garages, and other permits were approved in 2015 by the Building and Safety Division. In total, approximately \$49.1 million in construction permit valuation for commercial, industrial, institutional and miscellaneous permits was issued during 2015.



Newly constructed commercial building



C. Development Approvals by the Planning Division

The Planning Division is responsible for reviewing current development proposals and ensuring consistency with the General Plan. The Planning Division facilitates public hearings held by the Planning Commission once per month and by the Hearing Officer for Site Plan Review twice per month.

As shown in Table 1, a total of 59 development applications were approved in 2015.

Table 1 - Development Activities/Projects Approved in 2015

Development Application	General Plan Consistency
<ol style="list-style-type: none"> 1. Tentative Parcel Map 73299 – a request to subdivide 6.9 acres into 2 industrial lots located at 39115 Trade Center Drive. 2. Conditional Use Permit 14-008 - a request by 99 Cent Only Stores to establish an incidental off-sale alcoholic beverage sales use (Type 20 – Off-Sale Beer and Wine) within an existing general merchandise retail store and a Finding of Public Convenience and Necessity located at 442 West Rancho Vista Boulevard. 	<p>Consistent with the Palmdale Trade and Commerce Center Specific Plan which was established to accommodate and promote quality commercial and industrial development and related supportive commercial uses.</p>



<p>3. Conditional Use Permit 14-025 – a request to establish a bona fide restaurant with incidental alcohol sales within a 5,600 square foot lease space located at 38700 5th Street West, Suites A-D.</p> <p>4. Conditional Use Permit 14-027 - a request to construct an 81,855 square foot, four story, 123-room hotel with incidental on-sale alcohol sales on 3.26 acres located at the southwest corner of Avenue P-4 and Trade Center Drive within the Palmdale Trade and Commerce Center Specific Plan. The application includes a waiver of the distance requirements pursuant to Zoning Ordinance Section 92.07.E.</p> <p>5. Conditional Use Permit 15-010 – a request to modify the approval of an existing bona fide restaurant to a bar/nightclub include dancing for Baracoa Lounge located at 853 Auto Center Drive, Suite F.</p> <p>6. Conditional Use Permit 15-021 – a request to construct three buildings totaling 51,103 square feet on 15.5 acres to establish a pre-owned auto sales use and reconditioning facility located at the northeast corner of 5th Street West and Technology Drive.</p> <p>7. Conditional Use Permit 15-019 - a request for a change in mode of operation from a Type 20 Department of Alcoholic Beverage Control license to a Type 21 ABC license and a finding of Public Convenience and Necessity for the Target store located at 39440 10th Street West.</p> <p>8. Conditional Use Permit 15-031 – a request to construct an 85,981 square foot, four story, 93 guest room hotel on 1.97 acres located at 38750 5th Street West.</p> <p>9. Conditional Use Permit 15-004 – a request to establish a bona fide restaurant with alcohol sales within a 2,200 square foot lease space located 748 West Rancho Vista Boulevard, Suite E.</p>	
<p>10. Conditional Use Permit 14-018 – a request to establish incidental alcoholic beverage sales and a Finding for Public Convenience and/or Necessity within an existing general merchandise retail store located at 38360 20th Street East, Suite B.</p> <p>11. Conditional Use Permit 15-001 – a request</p>	<p>Consistent with the CC (Community Commercial) General Plan Land Use designation, which promotes development of retail and service uses which primarily serve the local market.</p>



<p>to establish a pawnshop use within a jewelry store use in a 720 square foot lease space in a multi-tenant commercial center, located at 1645 East Palmdale Boulevard, Suite E.</p> <p>12. Conditional Use Permit 15-006 – a request to permit the sale of tobacco/smoking products within an existing 1,200 square foot tobacco store located at 38050 47th Street East, Unit D.</p> <p>13. Conditional Use Permit 14-029 – a request to establish a Tobacco/Smoking Products Retailer use at 3157 East Palmdale Boulevard.</p> <p>14. Conditional Use Permit 15-012 – a request to expand an existing 2,786 square foot bona fide restaurant by 2,224 square feet located at 2542 and 2544 E. Palmdale Boulevard.</p> <p>15. Conditional Use Permit 15-007 – a request to bring an existing use into conformance with the Zoning Ordinance with regards to the sale of tobacco / smoking products within an existing convenience store located at 2270 East Palmdale Boulevard, Suite I.</p> <p>16. Conditional Use Permit 15-016 – a request to establish a bona fide restaurant use at 3030 East Palmdale Boulevard, Suites A and B (El Burrito Loco).</p> <p>17. Conditional Use Permit 15-023 – a request to establish a primary on-sale alcoholic beverage use (beer, wine, and distilled spirits) at a bona fide restaurant (El Cevichaso Mexican Restaurant) located at 2728 East Palmdale Boulevard, Suite 110.</p> <p>18. Conditional Use Permit 15-026 – a request to expand an existing bona fide restaurant, Maricos Puerto Nuevo, located at 2009 and 2013 East Palmdale Boulevard.</p> <p>19. Conditional Use Permit 15-033 – a request to allow the sale of tobacco / smoking products within the Palmdale International Shopping Mall located at 2520 East Palmdale Boulevard, Space E-9.</p> <p>20. Site Plan Review (SPR) 15-005 – a request to construct a 13,750 square foot medical office use on a portion of a 1.44 acre parcel located east of 5th Street West, south of Palmdale Boulevard.</p>	
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<p>21. Site Plan Review (SPR) 15-009 – a request to establish a car rental agency use (Enterprise Rent-A-Car) in an existing building totaling 3,588 square feet on 1.08 acres located at 350 West Palmdale Boulevard.</p>	
<p>22. Conditional Use Permit 15-022 – a request to establish a bona fide restaurant use at 1125 West Rancho Vista Boulevard, Suite B.</p>	<p>The RC (Regional Commercial) land use designation permits establishment of a wide range of retail and service commercial uses to serve regional needs and provide economic benefits consistent with Land Use Element Goal L4 which permits establishment of supportive commercial uses and Policy L4.1.1(4) which states that the RC Land Use designation is intended for businesses providing retail and service uses attracting consumers from a regional market area and regional commercial uses should be accessible via major arterial streets or freeways.</p>
<p>23. Site Plan Review 14-011 and Density Bonus Agreement 14-01; Site Plan Review 15-003 and Density Bonus Agreement 15-01 - Site Plan Review (SPR) 14-011 is a request to construct two, 3-story multifamily residential buildings consisting of 81 affordable housing units on approximately 2.68 acres. Density Bonus Agreement (DBA) 14-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development including reduced rear yard setbacks, reduced patio/balcony area, and reduced parking. Site Plan Review 15-003 is a request to construct one, 4 story multi-family residential building consisting of 80 affordable housing units on approximately 2.58 acres. Density Bonus Agreement 15-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development including reduced rear yard setbacks, reduced patio/balcony area, and reduced parking.</p>	<p>Consistent with Medium-High Density Residential (MHDR) designation which is designed to accommodate a variety of housing types including townhomes, condominiums and apartments (Policy H1.1.1) and provides a high quality of life for all existing and future residents for a range of residential densities and income levels as specified within Goal L3 of the General Plan Land Use Element and Goal H1 of the General Plan Housing Element.</p>
<p>24. Conditional Use Permit 15-027 – a request to establish a bona fide restaurant (beer and wine), Chavez Brother's Restaurant, located at 1817 East Avenue Q, Unit A-14.</p>	<p>Consistent with the CM (Commercial Manufacturing) General Plan land use, which is intended for a mixture of light industrial uses and supportive restaurant uses which serve the consumers within the area (Policy L5.1.1)</p>



<p>25. Conditional Use Permit 15-013 - a request to establish a bona fide restaurant with a Type 47 (On-Sale General for Bona Fide Public Eating Place) located at 906 E. Palmdale Boulevard.</p> <p>26. Conditional Use Permit 15-024 - a request to establish a primary on-sale alcoholic beverage use (beer, wine, and distilled spirits) at a bona fide restaurant (Guadalajara Taco Grill) located at 832 ½ East Avenue Q-6.</p>	<p>Consistent with Objective L4.1.1 states that the DC (Downtown Commercial) land use designation is intended for the City's traditional retail/service core area, located in proximity to Palmdale Boulevard and that representative uses are designed to produce high levels of social or commercial activity in the downtown area and include entertainment uses, institutional uses, pedestrian oriented retail and service uses, and support community commercial uses.</p>
<p>27. Zoning Ordinance Amendment 14-04 – a request to amend Section 53.05 Uses Permitted Subject to Site Plan Review Approval of the Palmdale Zoning Ordinance to list the sale of used automobiles as a permitted use in the C-3 (General Commercial) zone designation.</p> <p>28. Zoning Ordinance Amendment 15-01 - a request to update various sections of the Zoning Ordinance, including Section 92.07 – Alcohol Beverage Establishments, amending and updating the ordinances providing for the City's regulation of alcohol establishments.</p>	<p>Consistent with Policy S4.1.1 of the Safety Element of the General Plan which allows the adoption of appropriate Codes to assure minimum standards to safeguard health, safety and public welfare by regulating the use and occupancy, location and maintenance of structures within the City.</p>
<p>29. Site Plan Review (SPR) 14-006 – a request to construct a 5-megawatt ground mounted solar photovoltaic facility on approximately 40 acres to be located at the southeast corner of the future alignment of Avenue P and 100th Street East.</p> <p>30. Site Plan Review (SPR) 14-004 – a request to construct a 20-megawatt ground mounted solar photovoltaic facility on approximately 160 acres located on the northeast corner of Avenue M and 30th Street East.</p> <p>31. Site Plan Review (SPR) 14-005 – a request to construct a 20-megawatt ground mounted solar photovoltaic facility on a 178-acre site including 163 acres of U.S. Government owned property located on the north side of Avenue M Between 20th Street East and 30th Street East.</p> <p>32. Site Plan Review (SPR) 14-010 – a request to construct a two megawatt ground mounted solar photovoltaic (PV) facility on approximately 24 acres located at the southwest corner of 110th Street East and</p>	<p>Consistent with Goal ER9 and Objective ER9.1 of the Environmental Resources Element of the General Plan which requires promotion of solar power as an alternative energy source while protecting natural resources and supporting the growth of solar panels as a renewable energy source.</p>



<p>Avenue O.</p> <p>33. Site Plan Review (SPR) 15-001 – a request to construct a 2-megawatt ground mounted solar photovoltaic (PV) facility on 25 acres located at the southwest corner of 110th Street East and Avenue O.</p>	
<p>34. Conditional Use Permit 15-017 and Conditional Use Permit 15-018 - Conditional Use Permit 15-017; a proposal to construct a digital advertising display (Digital Billboard) on 16.33 acres located on the east side of State Route 14, north of Technology Drive and Conditional Use Permit 15-018; a proposal to construct a digital advertising display (Digital Billboard) on 1.27 acres located on the west side of State Route 14, south of Avenue O-8 within the Antelope Valley Mall.</p>	<p>Consistent with Goal CD 1 which intends to create and maintain a well-designed built environment for the City of Palmdale, which contributes to the community's economic vitality and enhances the quality of life for its residents.</p>
<p>35. Annexation No. 2015-11 - request to annex a 284 acre County island known as Desert View Highlands, which includes two Palmdale School District sites, Juniper Intermediate School and Ocotillo Elementary School, generally located west of 10th Street West, east of Foxholm Drive, north of Cie Court and south of the Amargosa Creek.</p>	<p>Consistent with Objective L1.2 of the General Plan Land Use Element which requires implementation of annexation policies which promote logical and orderly boundaries and Policy L1.2.1 which requires focused planning efforts within the present sphere of influence.</p>
<p>36. Zone Change 14-01 – a request to amend the Zoning designation on 6.08 acres from C-3 (General Commercial) to C-3 MX (General Commercial) (Mixed Use Overlay) located at the northwest corner of Division Street and Rancho Vista Boulevard.</p>	<p>Consistent with Policy L3.2.1 of the Land Use Element of the General Plan calls to direct the location of senior and multi-family housing to areas accessible to public transportation, supportive commercial uses, and community facilities and Policy L4.2.1, which encourages development of commercial uses in nodes accessible from major streets and intersections.</p>
<p>37. Conditional Use Permit 13-027 – a request to construct a Major Telecommunication Facility and a 432 square foot equipment enclosure located at 39700 30th Street West.</p> <p>38. Conditional Use Permit 13-028 – a request to construct two 80-foot high telecommunications monopoles designed as light fixtures and a 300 square foot vaulted equipment enclosure located at 37716 55th Street East (Domenic Massari Park).</p> <p>39. Conditional Use Permit 14-030 – a request</p>	<p>Promotes General Plan Public Services Element Goal PS8, which encourages and facilitates a wide variety of communication services. Provides expanded communication capability, while avoiding potentially offensive aesthetic impacts.</p>



<p>to construct a major telecommunication facility and a 400 square foot equipment enclosure located at 39110 3rd Street East (City of Palmdale Public Works Central Maintenance Yard Facility).</p> <p>40. Conditional Use Permit 15-005 – a request to construct a 70 foot high wireless telecommunications facility with one equipment building totaling 300 square feet to be located at 600 East Avenue S.</p> <p>41. Conditional Use Permit 15-014 – a request to construct a major telecommunications facility located within the UPRR right-of-way immediately east of the alignment of Avenue O and Sierra Highway.</p> <p>42. Conditional Use Permit 14-012 – a request to construct a 75' high wireless telecommunications tower located at 5508 Pearblossom Highway.</p> <p>43. Conditional Use Permit 15-025 – a proposal to construct a major telecommunication facility with a 193 square foot equipment enclosure located at 37950 47th Street East.</p>	
<p>44. Variance 15-001 and Conditional Use Permit 15-003 - Variance 15-001 is a request for a reduction in the required 30 foot building setback, including a 20 foot landscape setback, along Avenue R to accommodate an existing building, a reduction in the required ten (10) foot wide landscape strip along the south property line, and the elimination of the required ten foot wide landscape setback along the western property line. Conditional Use permit 15-003 is a request to add 4,197 square feet for classroom, office, assembly, and storage uses to an existing 6,069 square foot religious assembly use.</p> <p>45. Conditional Use Permit 14-028 - an application proposing a 7,837 square foot expansion to an existing 1,530 square foot religious assembly use located at 3030 East Avenue R-8.</p> <p>46. Site Plan Review (SPR) 14-007 – a request to add a 13,270 square foot building for office use to the existing water treatment facility located at 6500 West Avenue N.</p>	<p>Consistent with Objective L6.1 which ensures that adequate land is available for uses serving or providing benefit to the general public and Policy L6.1.1. which calls for the designation of land for public uses to meet community needs for schools, parks, community facilities, open space, utilities, and infrastructure.</p>



<p>47. Vesting Tentative Tract Map 51604, Time Extension, Vesting Tentative Tract Map 51605, Time Extension, Vesting Tentative Tract Map 51606, Time Extension, Vesting Tentative Tract Map 51607, Time Extension, Vesting Tentative Tract Map 52093, Time Extension, Vesting Tentative Tract Map 52116, Time Extension - requests for discretionary time extensions for six Vesting Tentative Tract Maps (VTTM) to subdivide 114.77 acres into 553 single family detached lots (minimum lot sizes range from 5,000 square feet to 7,000 square feet), that includes twenty-one (21) open space/ landscaping lots, three (3) recreational lots, one (1) green belt lot and one (1) lot for park access within Planning Area 5 of Ritter Ranch Specific Plan. These projects are located approximately 2,700 feet south of Elizabeth Lake Road, west of 35th Street West within the Ritter Ranch Specific Plan.</p>	<p>The proposed project is consistent with the adopted General Plan policies and land use designation of the Ritter Ranch Specific Plan because it conforms to the density, design standards, design guidelines, and location given for Planning Area 5D as contained within the Specific Plan.</p>
<p>48. Vesting Tentative Tract Map 52200 Time Extension #3 and Comprehensive Planned Development 15-01 – a request for a one year discretionary time extension to subdivide 793 acres into 535 single-family residential lots ranging in size from 10,000 square feet to 2.25 acres, to develop a community park and a system of hiking and equestrian trails and to maintain approximately 500 acres of open space consisting of primarily native preserve for phased development of an equestrian-theme residential community located north of and adjacent to Elizabeth Lake Road and south of and partially adjacent to the California Aqueduct, approximately between the alignment of 35th Street West and 50th Street West.</p>	<p>Joshua Ranch is a master-planned community which includes single-family residential land uses, recreational amenities, and open space and provides a transition between the higher density urban development to the east and the lower rural densities to the west. The proposed project is consistent with the adopted General Plan policies and land use designation of the Joshua Ranch Specific Plan because it conforms to the density, design standards and design guidelines provided within the Specific Plan.</p>
<p>49. Tentative Parcel Map 73379 – a request to subdivide 10.59 acres into 3 multi-family lots located at the north side of Avenue Q, east and west of 4th Street East.</p>	<p>Consistent with the adopted General Plan policies and land use designation of the Palmdale Transit Village Specific Plan (SP-18) because Section 3.4.1 of the PTVSP states that the transit development standards allow for an appropriate mixture and density of activity around the Palmdale Transportation Center, and promote alternative modes of transportation to the automobile.</p>
<p>50. Finding of Public Convenience and Necessity for the Establishment of an Off-</p>	<p>Consistent with the adopted General Plan policies and land use designation of the</p>



<p>Sale General Alcoholic Beverage Use – a request for a Finding of Public Convenience and Necessity for the Establishment of an Off-Sale General (Alcoholic Beverage Control (ABC) Type 21) Alcoholic Beverage Use Located at 3875 West Rancho Vista Boulevard (Walmart Neighborhood Market).</p>	<p>Rancho Vista Specific Plan because it allows for a variety of commercial uses within a master-planned environment supported by Goal L4 of the General Plan Land Use Element which requires provision of opportunities for a wide range of retail and service commercial uses to serve neighborhood, community and regional needs and provide economic benefit to the City.</p>
<p>51. Zoning Ordinance Interpretation 14-001 and Conditional Use Permit 14-031 - a request for a determination as to whether “Communication Equipment Buildings” within the Golf Course Community of the Rancho Vista Specific Plan are no more objectionable to the general welfare than those uses specifically listed as permitted subject to approval of a Conditional Use Permit within the ‘Urban Residential’ designation of the Rancho Vista Specific Plan. CUP 14-031 is a request to construct a clock tower communication equipment structure. The project site is located at 3905 Club Rancho Drive.</p>	<p>Consistent with the adopted General Plan policies and land use designation of the Rancho Vista Specific Plan because it allows for a variety of commercial uses within a master-planned environment and also promotes Goal PS8 of the General Plan Public Services Element which encourages and facilitates a wide variety of communication services.</p>
<p>52. Tentative Parcel Map 73067 - a request to subdivide one (1) lot totaling 4.67 acres into four (4) commercial parcels located on the west side of 30th Street East approximately 1,000 feet south of Palmdale Boulevard.</p> <p>53. Tentative Parcel Map 73710 - a request to subdivide 5.509 acres into three commercial lots located at 4611-4635 East Avenue S.</p>	<p>Consistent with Policies L4.2 and L4.2.1 of the Land Use Element of the Palmdale General Plan which require siting and development of commercial land uses which ensure that designs are efficient, functional and attractive to users and encourage development of commercial uses adjacent to major streets and intersections.</p>
<p>54. Tentative Parcel Map 73143 and Tentative Tract Map 73158 - Tentative Parcel Map 73143 is a request to subdivide a 40 acre parcel into two parcels, a ten acre commercial parcel and a 30 acre residential parcel. Tentative Tract Map 73158 is a request to subdivide a 30 acre parcel into 102 residential lots, including two detention basin lots. The project site is located between Avenue Q and Palmdale Boulevard, east of 42nd Street East.</p>	<p>Consistent with Policy L4.2 and Objective L3.5 of the Land Use Element of the General Plan which require siting and development of commercial land uses which ensure that designs are efficient, functional and attractive to users and ensure that future residential development provides an attractive living environment and creates long-term value for residents as well as the community.</p>
<p>55. Conditional Use Permit 14-026 - a request by Papa’s Garage Brewing Company, LLC to establish a Micro-Brewery (ABC Type 23 Small Beer Manufacturer) and a request for a distance waiver from the proposed micro-brewery use to an approved primary alcohol</p>	<p>Consistent with Policy L5.1.1(3) permits a variety of industrial uses with limited commercial uses and Goal L5 of the Land Use Element states that providing opportunities for a wide range of manufacturing and related industrial uses in</p>



<p>use (CUP 14-023). The project is located at 610 West Avenue O.</p>	<p>the City, so as to facilitate expansion and diversification of the City's economic base and provide additional employment opportunities must be accomplished.</p>
<p>56. Conditional Use Permit 15-009 – a request to bring an existing use into conformance with the Zoning Ordinance with regards to the sale of tobacco/smoking products within an existing tobacco store located at 2531 East Olive Drive, Suite A.</p>	<p>Consistent with the Joshua Hills Specific Plan because it conforms to the goals and objectives provided within the Specific Plan in regards to the establishment of commercial uses which are well-related to the planned residential areas, as well as the surrounding community.</p>
<p>57. Tentative Parcel Map 72759 - a request to subdivide 18.19 acres into four parcels located at the northwest corner of 60th Street West and Avenue M-8.</p> <p>58. Tentative Tract Map 63008 Time Extension – a three-year discretionary time extension to the previously approved Tentative Tract Map 63008 to subdivide 10.3 acres into 41 single-family lots to be located approximately 600 feet south of Palmdale Boulevard and 600 feet west of 70th Street East</p>	<p>Consistent with Objective L3.5 of the Land Use Element of the General Plan which require that future residential development provides an attractive living environment and creates long-term value for residents as well as the community.</p>



Chapter 3 – Implementation of the General Plan

A. Land Use Element

The Land Use Element contains a blueprint for long-term growth and development of the City. It also serves as a guide for the day-to-day operational decisions of City staff. The development proposals approved in Table 1 were found to be consistent with the provisions of the Land Use Element as well as the Land Use designations contained in the Land Use Map. Therefore, the approval of each new entitlement further implements this element of the General Plan.

As shown in Table 1, a total of 59 development applications were approved in 2015. Many of these actions help meet long-term goals as stated in the Land Use, Community Design, Housing, Public Services, Safety, Parks, Recreation and Trails, and Environmental Resources Elements of the General Plan to accommodate new development that adds value to the community, provides housing opportunities and increase job opportunities for residents.

The following Zoning Ordinance text amendments, consistent with and designed to implement goals, objectives and policies of the Land Use Element, were approved in 2015:

1. Zoning Ordinance Amendment 14-04 – a request to amend Section 53.05 Uses Permitted Subject to Site Plan Review Approval of the Palmdale Zoning Ordinance to list the sale of used automobiles as a permitted use in the C-3 (General Commercial) zone designation.
2. Zoning Ordinance Amendment 15-01 - a request to update various sections of the Zoning Ordinance, including Section 92.07 – Alcohol Beverage Establishments, amending and updating the ordinances providing for the City’s regulation of alcohol establishments.

B. Circulation Element

The Circulation Element addresses the City’s plans to upgrade and expand its pedestrian walkways, surface streets, arterial and regional highways, public transportation, rail service and air service. In addition to street improvements constructed in conjunction with new development during 2015, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

1. Avenue S Widening: Widening of Avenue S between 30th Street East and 45th Street East to provide full street improvements, including utility



relocations, right-of-way acquisition, street lights, traffic signals, storm drain, and roadway paving. Project design, right-of-way and utility relocation completed in 2015.

2. Rancho Vista Boulevard and 10th Street East Signal: This project will improve traffic operations by installing a traffic signal and providing intersection widening. The project involves the installation of a signal and roadway improvement at the intersection of Rancho Vista Blvd(Ave P) and 10th St E. The project will add a right turn lane for the East and West bound legs; left turn lanes and an increase in the length of the existing right turn lanes for the North and Southbound legs. Project design and bidding completed in 2015.
3. 10th Street West Widening/Interchange Project: This project will improve levels of service (LOS) by increasing capacity, reducing congestion, and improving overall operations and safety for 10th Street West and State Route 138/14. 10th Street West will be widened from 6 lanes to 8 lanes 600 feet south of Rancho Vista Boulevard to Avenue O-4; additional right turn lanes will be added from 10th Street West onto the northbound State Route 138/14 on-ramp and Antelope Valley Mall entrance; traffic signal upgrades and modifications at the intersections of 10th Street West and Rancho Vista Boulevard, Antelope Valley Mall entrance, Destination O-8, and SR 138/14 southbound off-ramp; Add northbound and southbound right turn lanes on 10th Street West at Rancho Vista Boulevard; modify existing State Route 138/14 on- and off-ramps at 10th Street West; and other required improvements. Project approval and environmental processing commenced in 2015.
4. North County Traffic Signal Synchronization: This is a multi-phase project that entails traffic signal synchronization and installation of traffic signals. Phase 1 design and construction is complete which provided a new signal at Rancho Vista Boulevard and Avenue O-8, fiber optic line for traffic signals synchronization along Rancho Vista Boulevard from 50th Street West to 30th Street West, and along Rancho Vista Boulevard from 10th Street West to 20th Street West, and upgraded the existing Traffic Operation Center software and equipment. Phase 2 and 3 are currently under construction which includes installation of a fiber optic line along 10th Street West from Avenue O-4 to Avenue M; Avenue S from 40th Street East to 55th Street East, modification of signal at 10th Street West and Avenue N; installation of a new signal at Avenue S and 55th Street East; installation of a fiber optic line along 25th Street East from Avenue S to Pearblossom Highway and along Pearblossom Highway from 25th Street East to 47th Street East; and installation of new signals at 25th Street East and Arnold Drive and Pearblossom Highway at 37th Street East.



In 2015, the design of Phase 4 began which includes fiber optic infrastructure on Elizabeth Lake Road from 10th Street West to 25th Street West; 25th Street West from Elizabeth Lake Road to Rancho Vista Boulevard; Avenue P-8 from 25th Street West to 22nd Street West; Rayburn Road from Tierra Subida Avenue to Division Street; and 5th Street West from Palmdale Boulevard to Technology Drive. Phase 4 under design and construction is complete for Phase 1 and approximately 85% complete for Phase 2 and 3.

5. 2015-16 Street Resurfacing Program: This annual program implements the City's commitment to sound pavement management by resurfacing roadway infrastructure based upon consultant recommendations in the City's Pavement Management Survey and maintenance field inspections. Project currently under construction.
6. Avenue R and 55th East: Project complete in 2015 for installation of new signal.
7. Avenue R-8 and 40th East: Project complete in 2015 for installation of new signal and construction of pedestrian improvements.
8. Avenue R and 10th Street East: Project completed in 2015 for installation of new signal and construction of street improvements.
9. Palmdale Blvd and 15th Street East: This project will provide for the installation of a new traffic signal and right turn lane at the intersection of Palmdale Boulevard and 15th Street East. Project environmental processing and design continued in 2015.
10. Active Transportation Plan: This project will develop an Active Transportation Program Plan which will update the City's Bicycle and Trails sections of the Parks, Recreation and Trails Element of the General Plan; update the City's Bicycle Transportation Plan (BTP); create a new Complete Streets Plan, including revisions to the City's Circulation Element of the General Plan; and revise the Suggested Routes to School Plan for schools located within the City of Palmdale. The project was initiated in 2015.
11. State Route 138/14 Widening between Rancho Vista Boulevard to Palmdale Boulevard: This project will improve levels of service (LOS) by increasing capacity, reducing congestion, and improving overall operations and safety. Improve the State Route 138/14 northbound off-ramp onto Rancho Vista Boulevard; improve traffic signal and construct roadway improvements at State Route 138/14 northbound off-ramp at Rancho Vista Boulevard; improve the southbound State Route 138/14 on-



ramp at Rancho Vista Boulevard; improve State Route 138/14 at Technology Drive bridge structure; widen southbound State Route 138/14 beginning south of Rancho Vista Boulevard and extending to Palmdale Boulevard. Plan approval and environmental document approved in 2015 and plan specifications and estimates commenced in late 2015.

12. Palmdale Boulevard and State Route 138/14 Interchange: This project will improve levels of service (LOS) by increasing capacity, reducing congestion, and improving overall operations and safety. The project includes widening southbound off-ramps to 3 lanes: 2 left and 1 right onto Palmdale Boulevard; widening northbound State Route 138/14 for an auxiliary lane; modify northbound loop on-ramp for right turn pocket; modify 2 ramp intersections to stop left turn movement to merge freely onto Palmdale Boulevard; provide eastbound right turn lane from Palmdale Boulevard to Division Street; modify Palmdale Boulevard for double left turns from ramps; modify Palmdale Boulevard for 3 westbound through lanes through the southbound ramp intersection. Project approval and environmental processing commenced in 2015.

13. Palmdale Boulevard at 5th Street East to 10th Street East: This project will improve levels of service (LOS) by increasing capacity, reducing congestion, and improving overall operations and safety. The project includes widening and modifications to State Route 138 (Palmdale Boulevard) from 5th Street East to 10th Street East. The project will widen and re-stripe Palmdale Boulevard to three (3) lanes in each direction, which is consistent with Palmdale Boulevard west of the project limits. Union Pacific Railroad and Metrolink tracks cross Palmdale Boulevard at grade between the 6th Street East and Sierra Highway intersections. The at-grade railroad crossing will be improved with new railroad signal mast arms, gates, and other rail equipment. Additionally, 8-foot wide shoulders and wider sidewalks will be constructed between 6th Street and Sierra Highway to accommodate bicyclists and pedestrians. Additional turn lanes will be installed at the Palmdale Boulevard/Sierra Highway intersection to provide additional queue storage and improve safety of the railroad crossing. To accommodate widening of Palmdale Boulevard, right-of-way acquisition is proposed between 6th Street East to the east of Sierra Highway.

Sierra Highway will be widened from two (2) lanes in each direction to three (3) lanes in each direction including installation of a curbed median from Avenue R one (1) mile north to Avenue Q, crossing Palmdale Boulevard. The southern 1,800 linear feet of improvements on Sierra Highway will include acquiring right-of-way from Union Pacific Railroad to provide a consistent roadway cross section to Avenue R. The existing bicycle path along Sierra Highway will be extended south of Avenue R for



continuity. Project approval, environmental processing, plan specifications and estimates commenced in 2015.

14. Avenue N and State Route 138/14: This project will improve levels of service (LOS) by increasing capacity, reducing congestion, and improving overall operations and safety. The project includes traffic signals/signal interconnect and intersection widening at State Route 138/14 and Avenue N on and off ramp locations; improving the State Route 138-14 and Avenue N bridge structure; improving Avenue N between State Route 138/14 and 10th Street West; constructing additional mainline improvements on State Route 138/14 near Avenue N on and off ramp approaches. Project Initial Document (PID) was approved in 2015.
15. Avenue R Complete Streets and Safe Routes: This project will widen Avenue R from Sierra Highway to 25th Street East and will provide gap closures, bikeway, and bus turnouts. In 2015, the project was initiated and preparation of the environmental document commenced.
16. Rancho Vista Boulevard Widening – Gap Closure Project: This project will help improve level of service by increasing capacity, reducing congestion, and improving overall operations and safety by providing sidewalk gap closure along Rancho Vista Boulevard at 25th Street West and at Arnie Quinones Park to Avenue N. In 2015, the project was initiated and preparation of the environmental document commenced.
17. Pavement Management Program: As the City continues to grow, the street network has increased the City's pavement infrastructure. Pavement aging through annual weathering and increased usage, add to the yearly operational maintenance of the pavement. The City developed its Pavement Management Program (PMP) to determine the pavement conditioning indexes of City roads to help schedule rehabilitation of the pavement sections. In 2015, the project was initiated and a street survey is in process.
18. High Speed Rail Station Planning: This project will enable Palmdale to realize and leverage the opportunities of a Palmdale California High Speed Rail Station to promote economic development, encourage station area development and enhance multimodal access connections between the station and the City. In 2015, the project was initiated and is currently in the early planning stages.
19. Pearblossom Highway Reconstruction: This project will provide for full reconstruction of Pearblossom Highway from 25th Street East to 55th Street East. Work consists of construction in multiple phases to pulverize



roadway; cement treat roadway, base and re-pave; re-construct traffic loops and striping. Funding was allocated in late 2015.

20. Rancho Vista Grade Separation: This project will provide for the design of a grade separation at Rancho Vista Boulevard and Sierra Highway associated with the High Speed Rail. Project design commenced in 2015.
21. Safe Routes to School – Desert Willow Intermediate School: Project completed in 2015 for installation of new signal at the intersection of 25th Street East and Joshua Hills Drive and widening of the west side of 25th Street East between Crosspointe Drive and Joshua Hills Drive. The project also upgraded crosswalks, signs, pavement markings and constructed sidewalk, bulb-outs, and curb ramps.
22. Avenue S Gap Road Improvements: Project completed in 2015 for installation of half street improvements along Avenue S at Greenbrier Street.

C. Environmental Resources Element

The Environmental Resources Element provides a basis to evaluate existing natural resources and plan for their protection. This element establishes policies concerning conservation, preservation and managed use of air, water, open space and hillsides, biological ecosystems, and historical and/or energy resources. Implementation of this element is accomplished primarily through the environmental review process. The City complies with the California Environmental Quality Act (CEQA) Guidelines, including requirements established by the California Department of Fish and Wildlife for all projects.

Projects that have taken place in 2015 to implement the Environmental Resources Element include the following:

1. Native Desert Vegetation Preservation: A Native Vegetation Preservation Ordinance has been in effect in Palmdale since 1989. Under the provisions of this ordinance, prior to land development Joshua trees and California Juniper are to be preserved in place or transplanted when feasible. Residents and land developers may request trees for private use on a first come, first serve basis. The City has had to implement an interest list in this regard because interest in this program has been so high.
2. Utility-Scale Photovoltaic Energy Generating Facilities: In 2015, the City received formal applications for five large-scale projects for photovoltaic solar, totaling 49 megawatts (MW) of energy on 427 acres.



3. Energy Upgrade California Program: Energy Upgrade California connects you with home energy professionals, including participating contractors and Whole-House Home Energy Raters, who are trained to make homes as efficient as possible. The program helps homeowners make improvements that can save energy by offering attractive rebates and incentives of up to \$8,000 to help offset the costs associated with the retrofits.
4. Commercial and Residential PACE Programs: The City offers Property Assessed Clean Energy Programs for both commercial and residential entities located in the City. The programs allow local residents and businesses to perform energy efficiency, renewable energy, water efficiency, and electric vehicle retrofits through a property tax assessment. The programs also prescreen contractors and offers technical assistance to applicants looking to implement the programs.
5. Water Conservation: The City is in the process of removing approximately 1.3 million square feet of nonessential turf from City Landscape Maintenance Districts. Since 2008, the City has required ET based controllers for all new irrigation systems, point source irrigation systems for City projects whenever possible to prevent overspray, and drip and subterranean irrigation systems for front yards, commercial and industrial development.
6. Electric Vehicle Charging Stations: The City currently has one (1) electric vehicle charging station outside of the Development Services Building and two (2) stations outside of the Oasis Recreation Center that are currently available to the public. Each station can charge two (2) vehicles simultaneously. The rate to charge electric vehicles will be \$1/hour.

D. Public Services Element

The Public Services Element presents a plan for ensuring that services and infrastructure including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services will be available to permit orderly growth and promote public health, safety and welfare. All new development is required to provide infrastructure improvements in accordance with adopted City standards. Major projects that have taken place in 2015 to implement the Public Services Element include the following:

1. Palmdale Recycled Water Authority: The Palmdale Recycled Water Authority is a joint powers authority between the City and the Palmdale Water District designed to supply recycled water from the Palmdale Water



Treatment Plant for irrigation purposes at parks and other public sites. The authority has been meeting monthly since January 2013.

2. Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
3. Transit Amenities Program: Provide benches, shelters, and other amenities at Antelope Valley Transit Authority (AVTA) bus stops.
4. Wireless Master Plan Study: Preparation of a plan to facilitate future network expansion of wireless communication sites while decreasing blight throughout the City.

E. Safety Element

The Safety Element of the General Plan presents a plan for minimizing natural and man-made hazards to public health and safety. In this regard, and in accordance with the Federal Disaster Mitigation Act of 2000, the City of Palmdale Local Hazard Mitigation Plan was approved by FEMA in August, 2009. The City updated the plan in July, 2015. The local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation.

F. Noise Element

The Noise Element sets guidelines for development in order to prevent noise and land use conflicts. Noise studies are routinely required for new residential development proposed along major arterial streets, the railroad, and within and adjacent to U.S. Air Force Plant 42 Air Installation Compatible Zone Use (AICUZ). Any necessary mitigation measures identified as a result of the noise study are then incorporated into the project in order to meet the guidelines contained in the General Plan Noise Element.

G. Parks, Recreation and Trails Element

The Parks, Recreation and Trails Element of the General Plan guides future development of parks, recreational facilities, multi-use trails, bikeways and open space areas for City residents. As the City's population increases, so does the need for active park acreage. The Element identifies a need for three (3) acres of active parkland for every 1,000 residents. The amount of developed parkland operated by the City totals approximately 332.8 acres. This equates to approximately 2.17 acres of active parkland for every 1,000 residents. Although the minimum requirement of three (3) acres of active parkland for every 1,000 residents has not yet been met, the City owns approximately 483 acres of



undeveloped parkland, which is anticipated to be improved as funding becomes available.

Major projects that have taken place in 2015 to implement the Parks, Recreation and Trails Element include the following:

1. Palmdale City Library: The City has continued its contract for staffing services with Library Systems and Services, LLC, which began in December 2012. The contract allowed for a 40% increase in the number of hours the library was open each week, allowed for the reintroduction of various programs, and allowed for the expansion of book and other collections.
2. Park Facility Improvements: The City began renovations to irrigation, turf and stairwells at Pelona Vista Park. The City also replaced playgrounds at Manzanita Park and Domenic Massari Park. Shade structures/shelters were provided to the Airpark and Tejon Equestrian Arena. Additionally, the City leased the hockey rinks located at the Hammack Recreation Center.

H. Community Design Element

Policies contained in the Community Design Element shape the City's overall form and appearance. By continually striving to meet the policies contained in the element, improvements can be seen throughout the City in its functional and aesthetic quality. Establishing and maintaining high development standards is a significant way in which the Community Design Element can be implemented.

1. Land Use approvals by the Planning Commission and Hearing Officer: All land use approvals contain findings documenting the projects compliance with all applicable General Plan goals, objectives and policies, including design guidelines. The intent of the requirements of the Community Design Element is to shape the City's overall form and appearance, to improve the functional and aesthetic quality of the built environment for the City's residents and businesses.



Chapter 4 – Housing Element

The Housing Element of the General Plan analyzes the community's housing needs and identifies a set of goals, quantified objectives, and financial resources as well as a schedule of programs for preserving, improving and developing new housing units. State law requires the Annual Report to include "...the progress in meeting its share of regional housing needs..." for monitoring the success of implementing the Housing Element.

The following discussion evaluates the Housing Element goals.

A. **Goal H1 – Promote the construction of new housing affordable to all income groups**

1. New Housing Development – The City continues to gather, organize and distribute the information needed by applicants/developers, staff, the Planning Commission and City Council in a prompt manner. This is illustrated by regular updates, distribution and public availability of the Development Summary.
2. Density Bonus Ordinance – Section 25.11 of the Zoning Ordinance provides a 20 percent density bonus for housing developers who make 10 percent of their units affordable to households earning 50 percent of median income in accordance with California Government Code 65915. Two (2) density bonus agreements were approved in 2015.
3. Second Unit Ordinance – A Zoning Ordinance Amendment was adopted by the City Council on October 9, 2009, amending the City's requirements for second dwelling units, consistent with state law. Approval of second units is an on-going program.
4. Mortgage Assistance Program (MAP) – This is an on-going program and no new actions were taken in 2015.
5. Mobile Home First Time Buyer Program - This is an on-going program and no new actions were taken in 2015.
6. Affordable Housing Land Bank - This is an on-going program and no new actions were taken in 2015.
7. Affordable Housing Construction Program – This is an on-going program and no new actions were taken in 2015.



8. Small Lot Consolidation Program – This is an on-going program and no new actions were taken in 2015.
9. Large Site Development Program – This is an on-going program and no new actions were taken in 2015.
10. Rezoning to Provide Adequate Housing Sites – The City undertook an extensive rezoning program in 2012, to establish an R-4 (High Density Residential Zone, 30 to 60 dwelling units per acre) and rezone approximately 304 acres to R-4. No new actions were taken in 2015.

B. Goal H2 – Preserve and improve the existing supply of affordable housing

1. Single Family Rehabilitation Loan Program - This is an on-going program and no new actions were taken in 2015.
2. Multifamily and Single Family Rental Unit Rehabilitation Program – This is an on-going program and no new actions were taken in 2015.
3. Rental Housing Inspection Program – The Rental Housing Inspection Program is an on-going program that promotes annual or biannual inspection of housing units for compliance with accessibility provisions in force at the time the buildings were built.
4. Mobile Home Space Rent Control – This is an on-going program to regulate increases in month-to-month rent costs for mobile home park spaces. No new actions were taken in 2015.
5. Enforcement of Mobile Home Park Lease Terms Ordinance – This is an on-going program forbidding owners of mobile home parks to require any existing or prospective resident from signing a lease or rental agreement that exempts the space from local rent control.
6. Mobile Home Park Ownership and Rehabilitation – This is an on-going program and no new actions were taken in 2015.
7. Mortgage Revenue Bond Program - This is an on-going program. In 2015, the Housing Authority issued \$4.1 million in Multifamily Housing Revenue Bonds, Series 2015 (Impressions, La Quinta, Park Vista and Summerwood Apartments), to rehabilitate 291 rental units (26 very low income and 258 low income).



8. Conversion of At-Risk Units – This is an on-going program and no new actions were taken in 2015.

C. Goal H3 – Remove government constraints on housing

1. Housing Impact Review – This is an on-going program that evaluates the impacts on housing opportunities of proposed City policies, programs and actions for consistency with Regional Housing Needs Assessment (RHNA).
2. Housing for Agricultural Employees and Employee Housing – This is an on-going program and no new actions were taken in 2015.

D. Goal H4 – Promote equal housing for all persons regardless of race or color, religion, sex, familial status, ancestry or handicap

1. Fair Housing Services – The City contracts with the Housing Rights Center of Los Angeles to provide services to Palmdale residents which include public information on fair housing law, training in fair housing law for property managers, realtors and lenders, and investigation of fair housing complaints.
2. Fair Housing Affirmative Marketing Practices – This is an on-going program that provides information to managers of rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices. No new actions were taken in 2015.

E. Goal H5 – Adequately house households with special needs

1. Senior Housing Development – This is an on-going program to develop housing for households in which at least one (1) person is age 55 or older. No new actions were taken in 2015.
2. Housing for the Developmentally Disabled – This is an on-going program working with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities.
3. Transitional and Supportive Housing – The Zoning Ordinance was revised for compliance with State Law (SB 2) in November 2012. A boarding house that provides affordable transitional housing for up to 22 at-risk young adults was constructed and occupied in 2015.



A transitional residence was completed in 2015 to provide housing for a maximum of 22 at-risk young adults

4. South Antelope Valley Emergency Services (SAVES) – This is an ongoing program that provides service referrals, motel vouchers, emergency food and clothing to homeless and very-low income individuals and families.
5. Homeless Persons Facilities Designation – The Zoning Ordinance was amended in November 2012 to allow Emergency Shelters within the C-2 zone without a Conditional Use Permit and within the R-3, C-3 and PF zones with a Conditional Use Permit. Shelters are no longer permitted within industrial (M-1 and M-2) zones. No new actions were taken in 2015.
6. Handicap Access to Housing – The City has a Reasonable Accommodation ordinance. A request for reasonable accommodation may be made by any person with a disability when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. No requests were made in 2015, however, the Program Management Division has provided ADA access improvements through Capital Improvement Projects. Projects in the past have included: 1) upgrades to existing handicap ramps to current code standards throughout the City; 2) purchase and installation of handicap automatic doors at the City Administration building and Council Chambers; and 3) purchase and installation of pool chair lifts at City aquatic facilities than include Dry Town Lazy River, Oasis Park Pool, McAdam Park Pool, and Marie Kerr Park Pool. Design and future construction of ADA access



improvements at McAdam Pool and bathhouse include: new decks to conform to current slope standards, upgraded railing into the pool, an ADA accessible restroom, shower, drinking fountains and upgrades to existing door hardware to meet ADA requirements.

7. Residential Care Facilities – The Zoning Ordinance was amended in 2012 for compliance with current state law. No new actions were taken in 2015.

F. Goal H6 – Implement energy and water conservation measures

1. Energy and Water Conservation Measures – This is an on-going program to ensure compliance with all energy conservation measures required by the Uniform Building Code (Title 24).
2. Public Information About Energy and Water Conservation – The City provides direct information and links to other sites containing information on energy and water conservation, efficiency and retrofit measures.

G. Goal H7 – Enhance the vitality and safety of existing residential neighborhoods

1. Neighborhood Improvement Program – The City is currently working in Focus Neighborhood Nos. 1 through 5 with small local nonprofits and property owners to rehabilitate and increase the availability of small to medium size affordable housing. The program includes outreach working with neighborhood houses and community partners to provide low and moderate income residents of the Focus Neighborhoods information regarding fair housing, the arts, affordable housing, local educational opportunities, WorkSource Center job seeking services, South Antelope Valley Emergency Services (SAVES), and neighborhood community events to bring residents together.
2. Partners Against Crime (PAC) – This is an on-going program administered by the Department of Neighborhood Services. The PAC program combines members of City staff, Palmdale Sheriff's Station, rental property owners and managers and residents into a team that focuses on keeping illegal activity out of rental property and improving the quality of life for all Palmdale residents. The PAC program focuses on neighborhood maintenance and revitalization, advancing creative and comprehensive interventions for issues such as gangs, drugs and hate crimes.
3. Partners for a Better Palmdale – This is an on-going program that incorporates both strategic planning and programs for public safety and neighborhood development which includes youth programs, Neighborhood



Houses, Neighborhood Watch program, citizens academy, family-oriented education and mediation programs, centralized volunteer recruitment and coordination programs.

H. Goal H8 – Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership

The City is currently embarking on efforts to evaluate the nature of future Transit Oriented Development (TOD) within two (2) project areas that are of close proximity to the existing Palmdale Transportation Center (PTC). The visionary plan for the project areas will provide opportunities for future development that embraces walking and biking to public transit and supports affordable and healthy lifestyles.

1. TOD Overlay Zone Project: The project will result in an update to the City General Plan and Zoning Ordinance to reflect the City's current vision for TOD within the vicinity of the PTC and future California High Speed Rail Station. The TOD Overlay Zone project area is generally located between Rancho Vista Boulevard and Palmdale Boulevard and between State Route 138/14 and 10th Street East.
2. Avenue Q Feasibility Study: The study will determine the feasibility of developing the Avenue Q Corridor as a transit-oriented, mixed-use development corridor. Avenue Q provides a direct route to the PTC and TOD opportunities along the Avenue Q Corridor will allow for the development of a variety of land uses that will complement the PTC and future California High Speed Rail Station. The Avenue Q Feasibility Study is generally located between Auto Center Drive and Palmdale Boulevard and between Trade Center Drive and Division Street.
3. High Speed Rail Project: This project is in partnership with the California High Speed Rail Authority and involves station area planning around the proposed high speed rail multi-modal station generally bounded by State Route 138/14, Rancho Vista Boulevard, 20th Street East and Avenue R. The project will guide the ultimate design of the station and station area, as well as, enable the City to promote economic development, encourage station area development and enhance multi-modal connections to the future station. Project coordination and design activities commenced in 2015.



I. Neighborhood Stabilization Program

The U.S. Department of Housing and Urban Development (HUD) under Title III of Division B of the Housing and Economic Recovery Act of 2008 (Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes), allocated funds for the purpose of assisting in the redevelopment of abandoned and foreclosed homes, referred to as the Neighborhood Stabilization Program. Palmdale’s allocation of funds totaled \$7,434,301. The Neighborhood Stabilization Program grant is a special Community Development Block Grant (CDBG) allocation.

Grantees must ensure, to the extent possible, that the sale, rental or redevelopment of abandoned and foreclosed-upon homes and residential properties remain affordable to individuals and families whose incomes do not exceed 120 percent of area median income. In 2015, the City utilized funds from the Neighborhood Stabilization Program to rehabilitate two (2) single-family residences for purchase by moderate income individuals (up to 120% of area median income).

J. 2015 RHNA Progress

The Regional Council for Southern California Associated Government (SCAG) approved a new housing construction goal of 5,452 units in Palmdale during the planning period 2014-2021 under its Regional Housing Needs Allocation (RHNA). Government Code Section 66583 requires this goal be reflected in the City’s General Plan Housing Element Update, which was certified by the California Department of Housing and Community Development (HCD) on October 10, 2012. The City’s 2013-2021 Housing Element Update was approved by the City Council in November 2013 and certified by HCD in January 2014. The number of housing units identified under the RHNA by income level is shown in Table 3.

Table 3. City of Palmdale Share of the Regional Housing Needs Allocation (RHNA) January 1, 2014 - October 1, 2021

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	1,395	25.5%
Low (51 to 80% of median)	827	15.8%
Moderate (80% to 120% of median)	898	16.5%
Above Moderate (>120% of median)	2,332	42.2%
TOTAL	5,452	100%



Table 4. New Housing Units Constructed by Income Level

FISCAL YEAR	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL UNITS
2015				102	102
TOTAL:				102	102

Table 4 shows a breakdown of new construction housing units since January 2014. For the 2014-2021 RHNA period, the City has achieved less than 1 percent of SCAG's total new housing construction goal. 102 single family residences were constructed in 2015 and those units are credited towards the 2014-2021 RHNA goal.



Appendices

Appendix 1 – Annual Element Progress Report, State Housing and Community Development