

HILLSIDE SPECIFIC PLAN
PALMDALE, CALIFORNIA

January, 1986

Cotton/Beland/Associates, Inc.
1028 North Lake Avenue, Suite 107
Pasadena, California 91104

#385

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1.0 INTRODUCTION AND BACKGROUND

1.1 PURPOSE OF THE SPECIFIC PLAN

The purpose of the Hillside Specific Plan is to assure efficient, orderly, and attractive development in accord with the objectives, standards, and guidelines contained herein.

This Specific Plan is consistent with state requirements for such plans as defined in Government Code Section 65451. The law requires that a specific plan contain a detailed program, as appropriate, for the systematic and comprehensive implementation of the General Plan for the subject area.

The Specific Plan is organized in five basic sections as follows:

Section 1.0 - Introduction and Background which describes the project location within the City of Palmdale, and the relationship to the City's planning process;

Section 2.0 - Development Plan
stating the goal, objectives,
and policies; land uses and
basic structure of the Specific
Plan;

Section 3.0 - Development
Standards and Criteria defining
physical requirements for
development within the Hillside
area, and stating proposed
legal restrictions;

Section 4.0 - Specific Plan
Administration which describes
the regulatory procedures,
development agreement, and
means of implementing the Plan.

Section 5.0 - Environmental
Impact Analysis which describes
the potential environmental
effects of the proposed project
and serves as an information
base for requisite environ-
mental review and documenta-
tion.

Use of this Specific Plan is
expected to yield mutual
benefits to the City of
Palmdale and the developers/
owners of the property. Such
benefits include:

- ° Security that the Hillside area will be developed according to quality design standards;
- ° Reduction of review/ processing time for development and decreased administration costs to the City; and
- ° Stipulation of a Development Agreement between the City of Palmdale and the Developer.

1.2 PROJECT DESCRIPTION
AND LOCATION

The project is a Specific Plan for the development of a large lot subdivision of 423 single-family residences known as the "Hillside" area. The project site consists of 223 acres of land located in the northwestern portion of the City of Palmdale, (see Figure 1).

It is bounded on the north by Avenue N, on the east by 50th Street, by 60th Street on the west and, on the south, by a line roughly 3,000 feet southerly of Avenue N, (see Figure 2).

The project is comprised of three Tentative Tracts (numbers 43810, 43862, and 43883), which combined will total 423 single-family residential lots of one-half acres or more each (see Figure 3). The project will create three separate, contiguous gated private residential tracts, (each corresponding to a given tentative tract area). Interior streets will be privately-owned and maintained. The perimeter of the project will be landscaped and walled/fenced

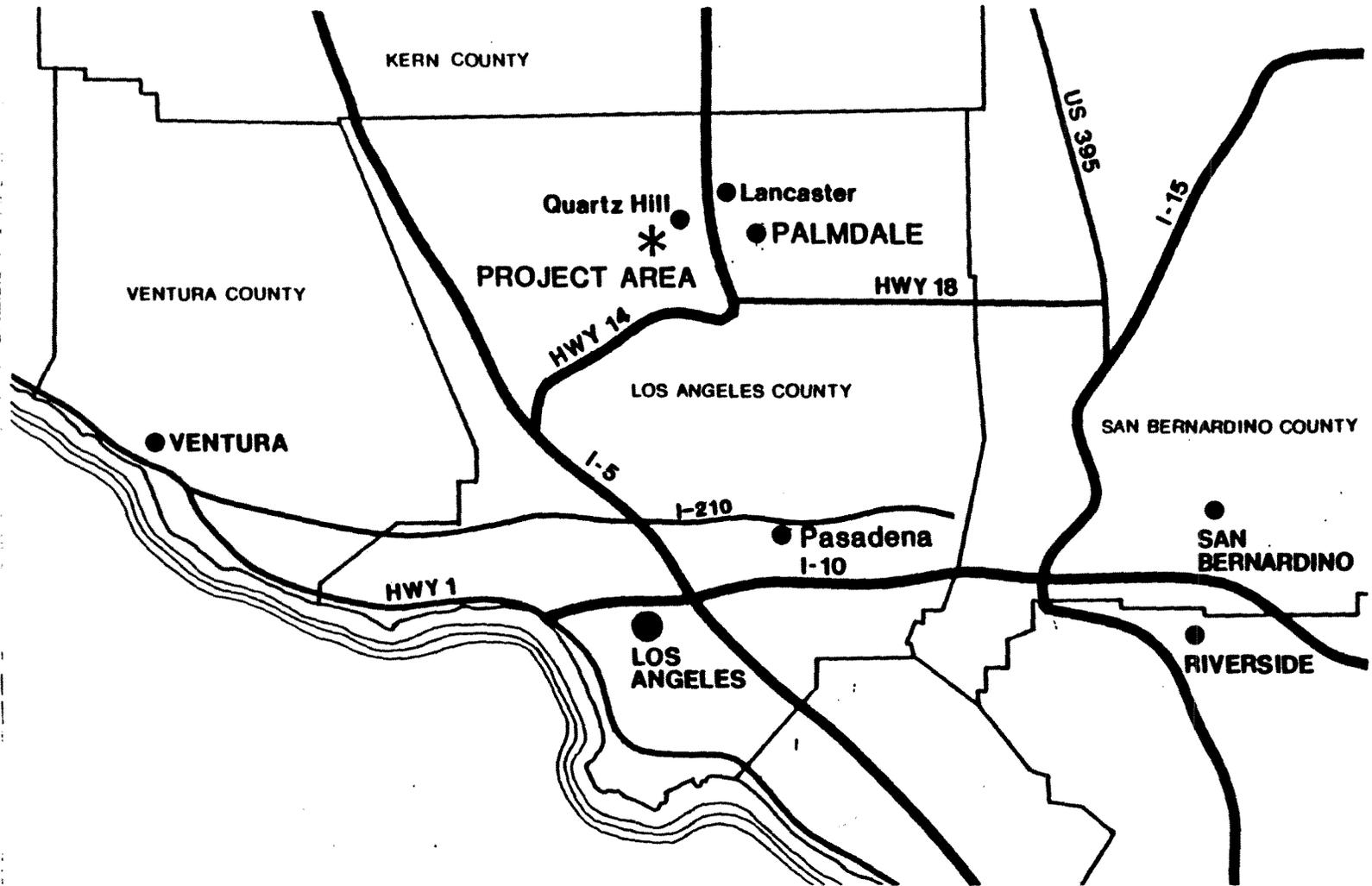
as described in this Specific Plan. Entrances to the community will be gated. Lots will be developed for sale to custom home builders. This Specific Plan considers only the subdivisions herein described, the development of lots and related improvements necessary for the construction of the proposed single-family residences, and not the residences themselves. These will be individually constructed once the project is completed.

The three residential tracts will be developed in phases beginning with Tract Number 43810 followed by Tracts 43862 and 43883.

Maintenance of the private streets, landscaping and related improvements will be provided through an incorporated homeowners' association, and may, at the City's discretion, be implemented through the formation of an assessment district.

The project does not include a school site or park. Schools developed in conjunction with the adjacent Rancho Vista development will be adequate

to accommodate the limited number of children generated by the proposed development. Appropriate school impact fees will be required prior to construction. The large lots of the Specific Plan area will provide ample open space and private recreation areas for residents. Park fees will be assessed on a per unit basis and used for the development of the City of Palmdale West-Side park.

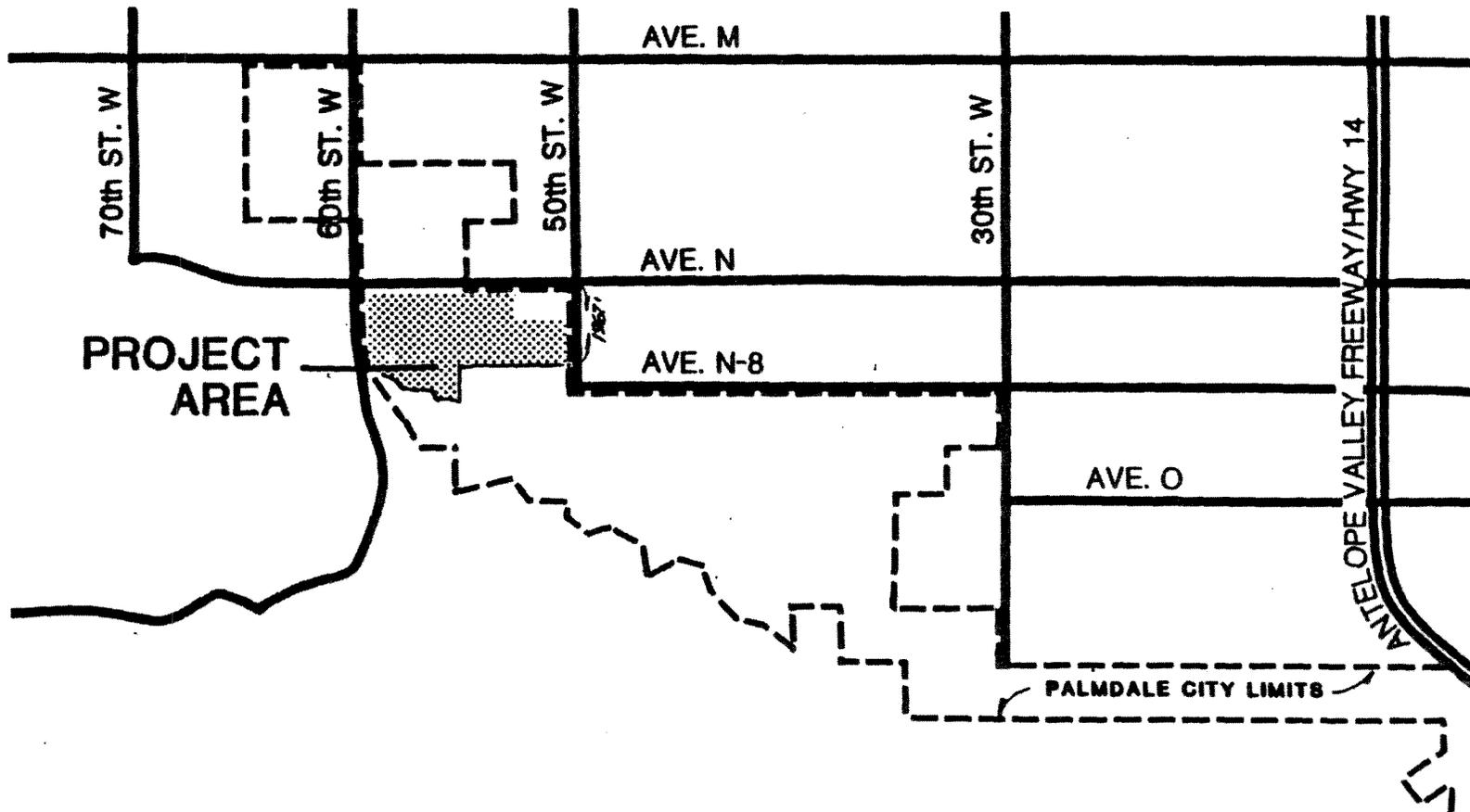


NORTH ↑



HILLSIDE SPECIFIC PLAN

FIGURE 1
Regional Setting

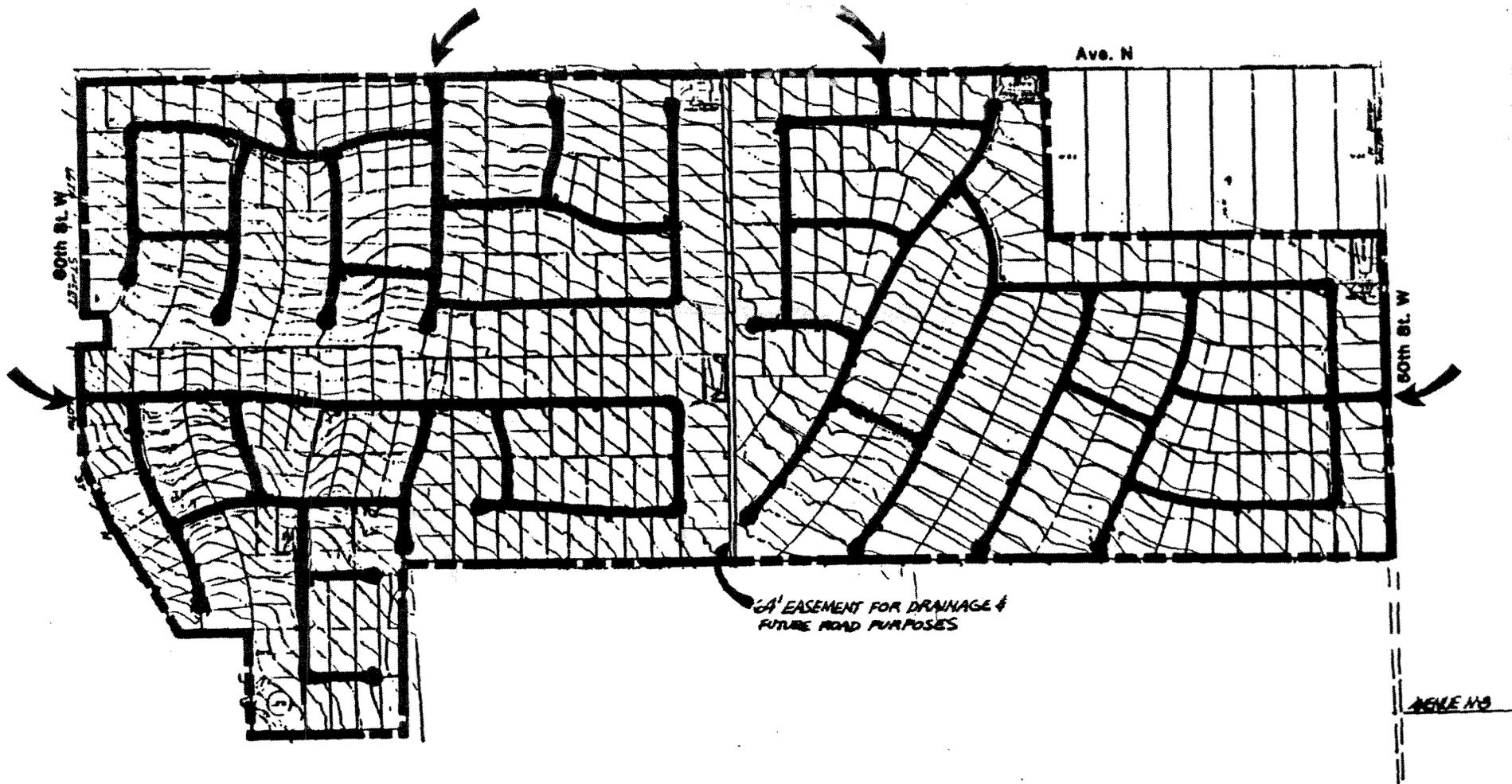


HILLSIDE SPECIFIC PLAN

NORTH ↑ 0 3000'



FIGURE 2
Site Locale



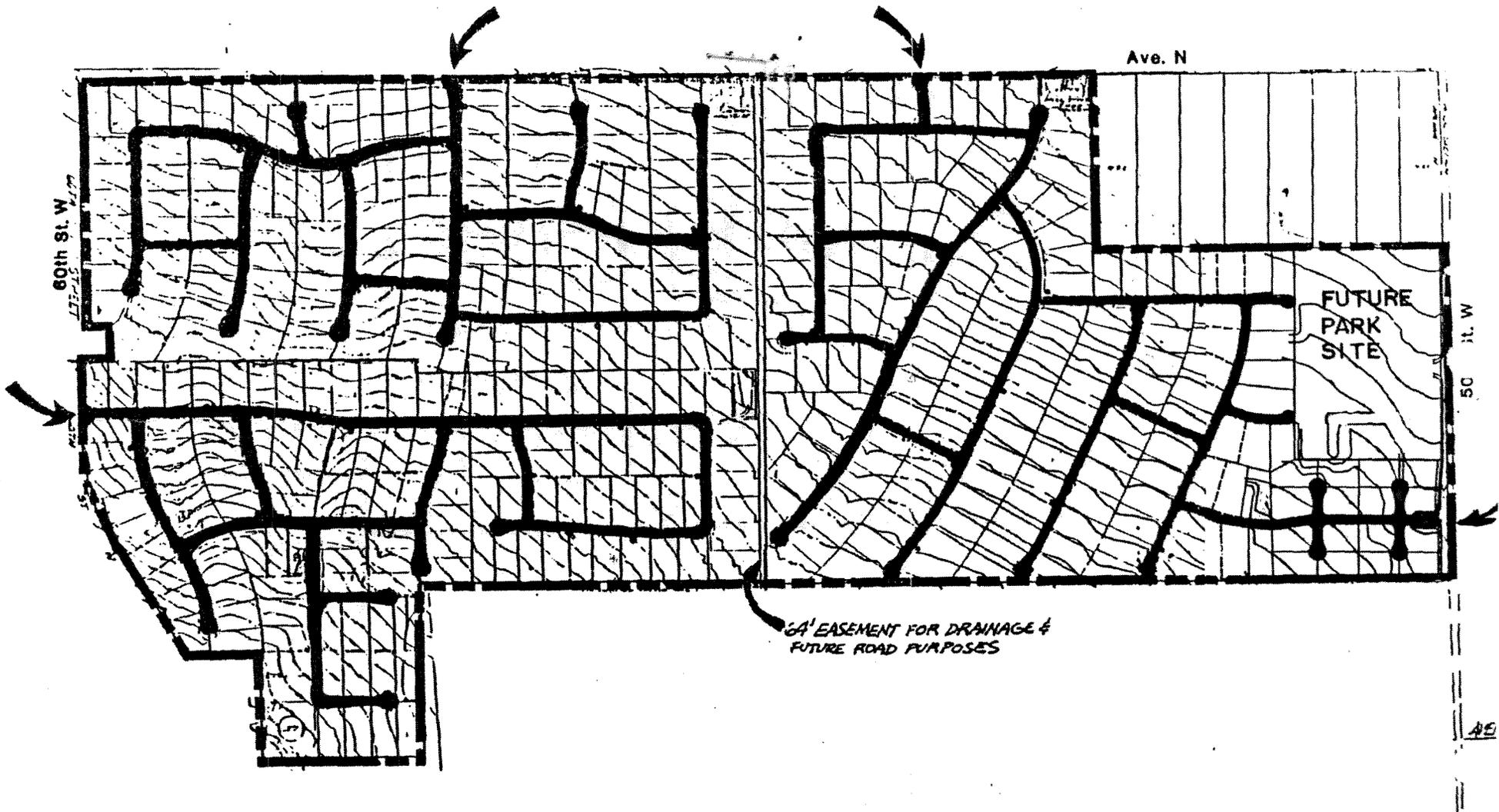
NORTH ↑

cbn

HILLSIDE SPECIFIC PLAN

FIGURE 3

Hillside Area Site Plan

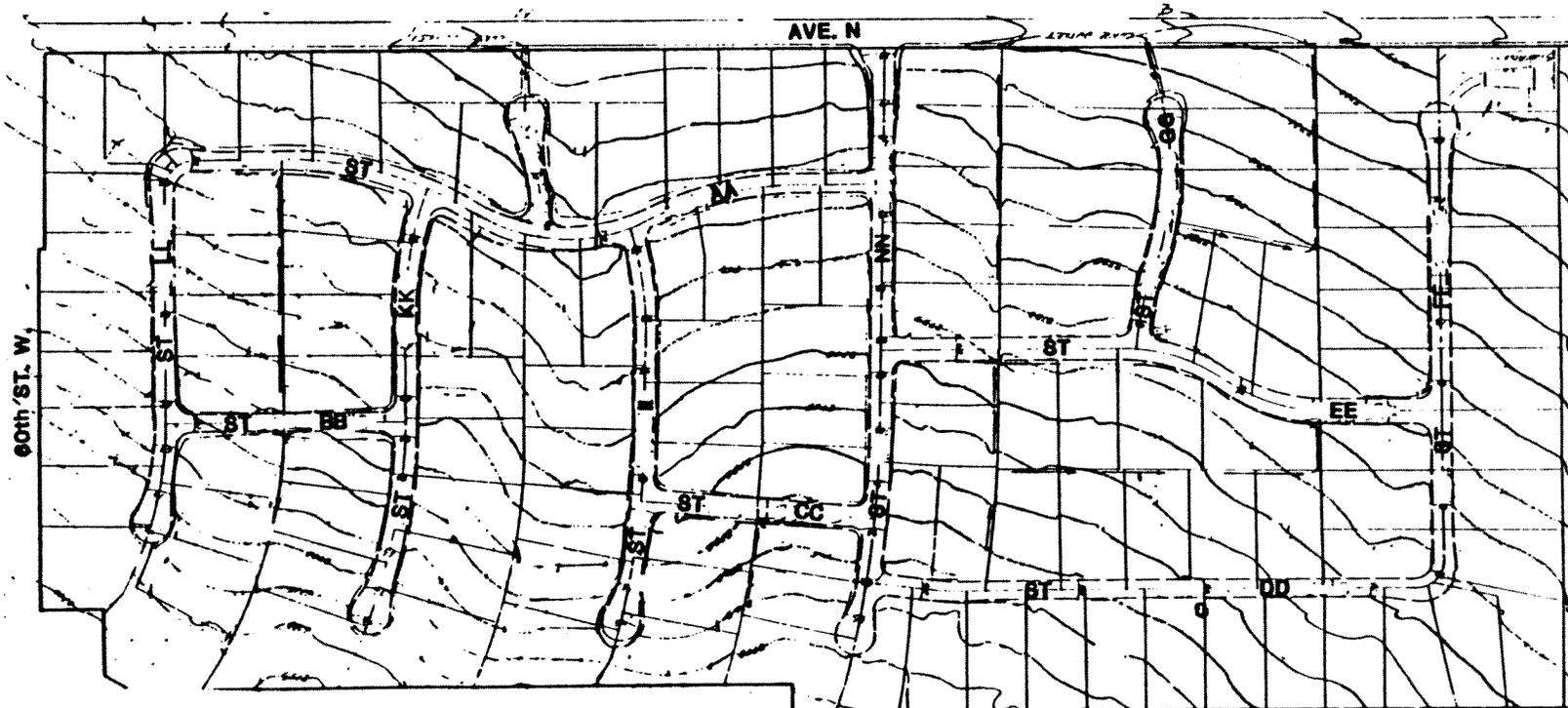
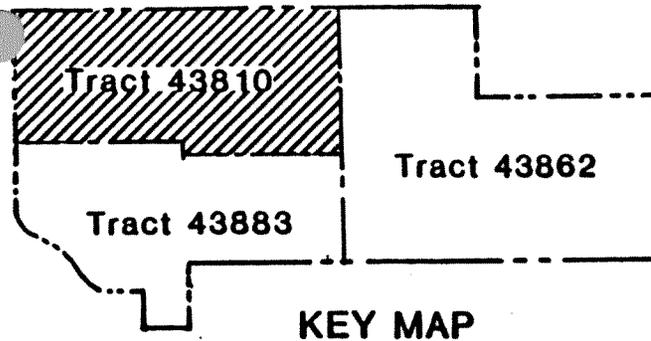


NORTH ↑



HILLSIDE SPECIFIC PLAN

FIGURE 3 (R) - REVISED BY SPA 95-02
Hillside Area Site Plan

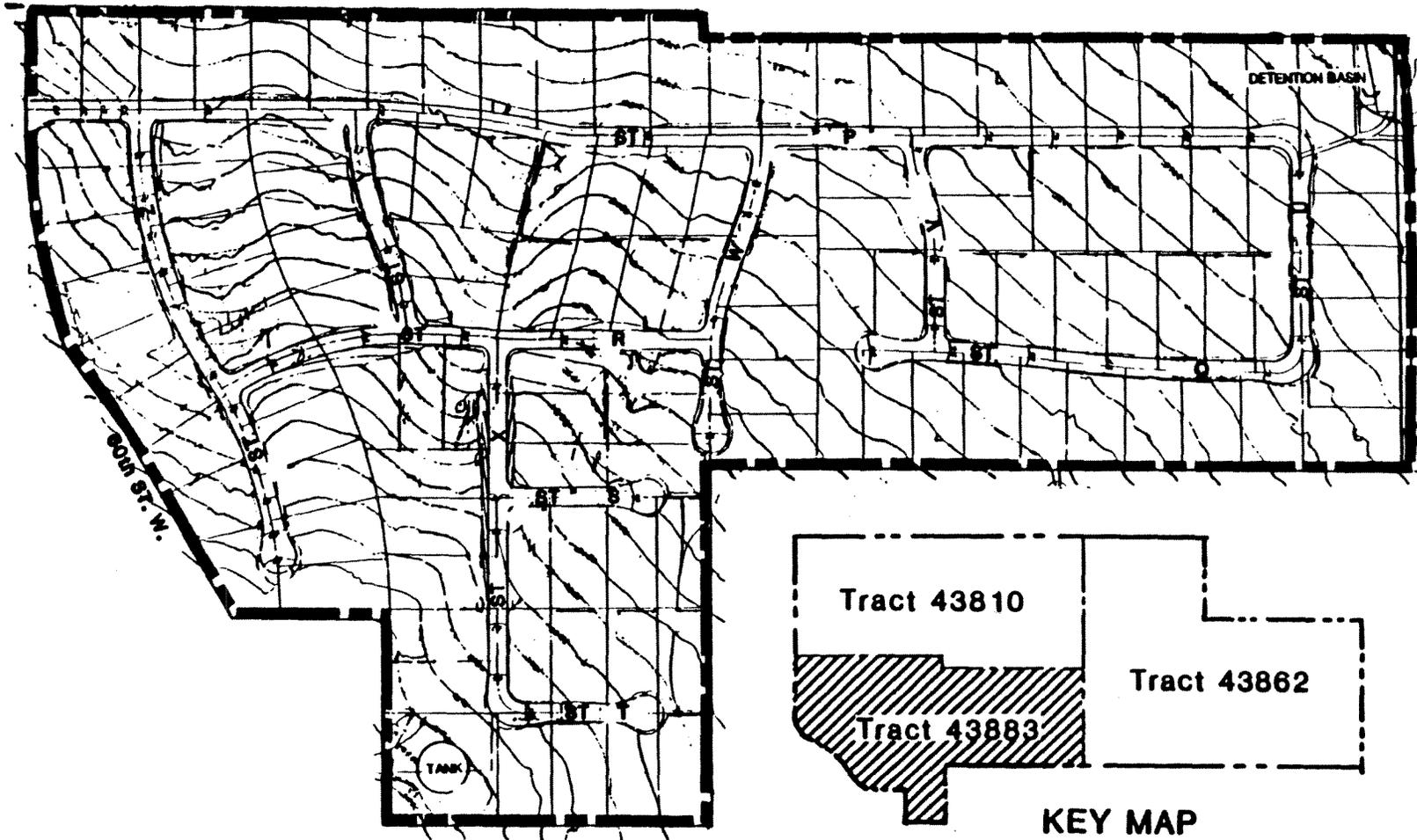


NORTH ↑



HILLSIDE SPECIFIC PLAN

FIGURE 3A
Site Plan - Tract 43810



NORTH ↑ 0' 300'



HILLSIDE SPECIFIC PLAN

FIGURE 3B
Site Plan - Tract 43883

3001

95

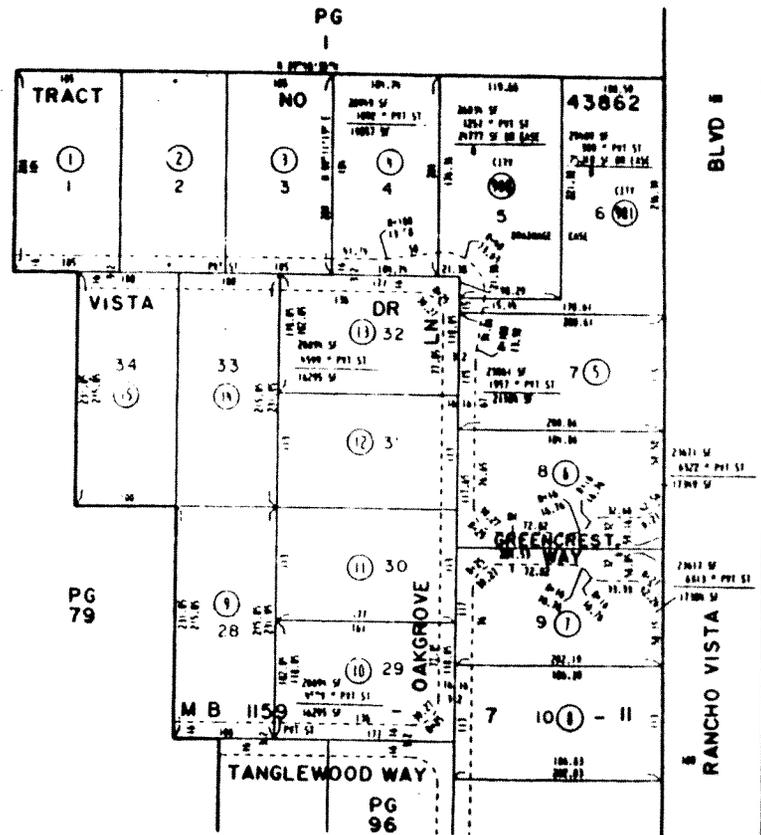
SCALE 1" = 400'
P.A. 3001-1

T.S. 6726

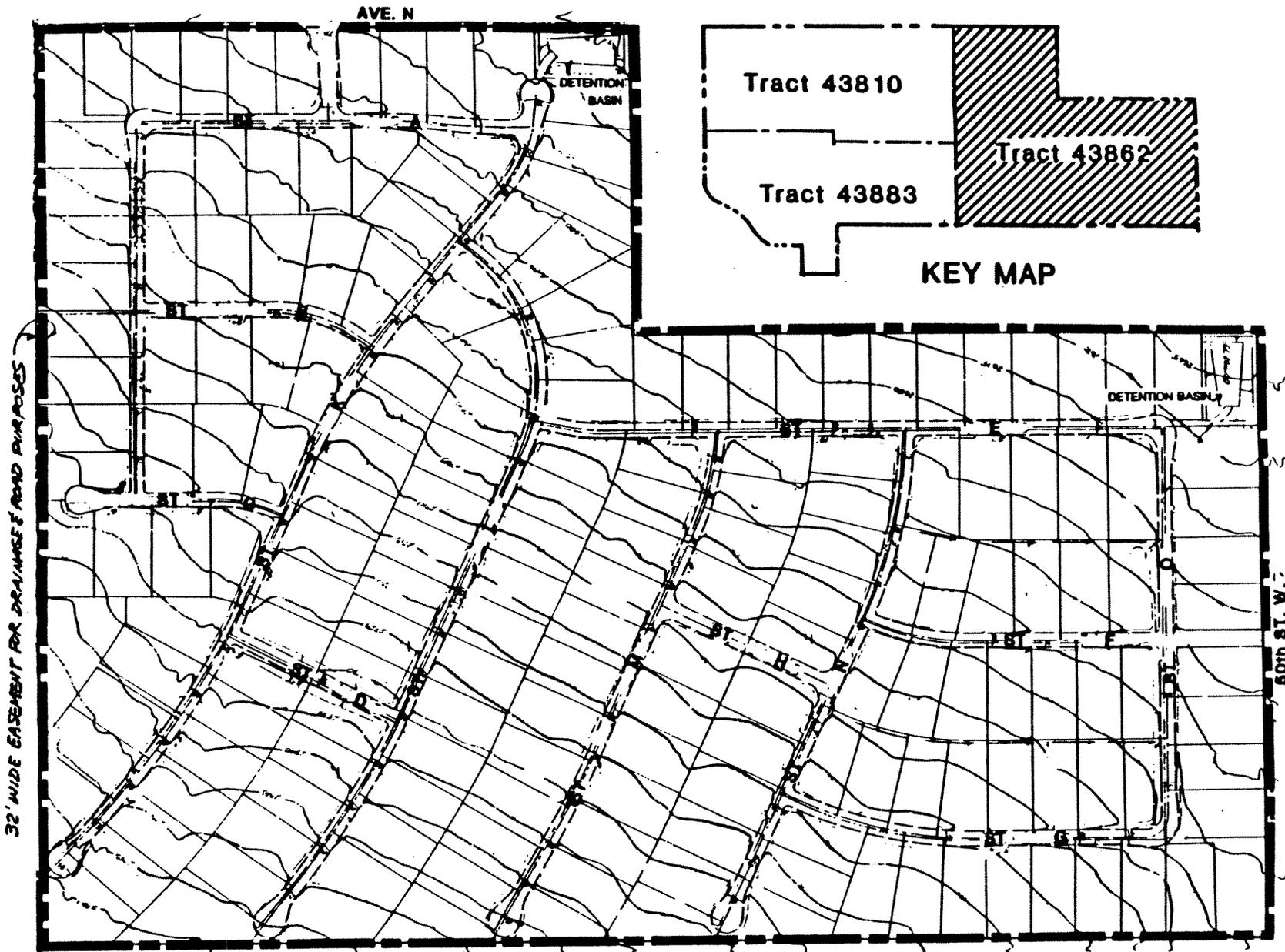
OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES



PG 51



PG 28



NORTH ↑ 0' 300'

HILLSIDE SPECIFIC PLAN



FIGURE 3C Site Plan - Tract 43862

1.3 RELATIONSHIP TO OTHER PLANS

There is an extensive amount of development activity in the vicinity of the Hillside project. This is resulting in a transmittion in land use from predominantly vacant, open space areas and rural residential uses to single-family residential development. Much of the land north of the project site is under Los Angeles County jurisdiction. County plans allow for a mixed rural residential and more heavily urbanized uses. A total of nearly 4,000 housing units, not including the Hillside Development, are currently planned for development in this local area.

The Hillside project is located directly adjacent to a 1,307 acre planned residential community known as Rancho Vista, (see Figure 2). This community will include ten neighborhoods of varying densities, a community golf course and other recreational facilities,

as well as a commercial town center and related commercial uses.

Developments in the immediate vicinity of the project area include 149 single-family residential lots (Tracts 34296 and 43801) and the Almond Heights Mobile Home Park which contains lots for 358 mobile homes, (see Figure 2). These developments are initial components of Rancho Vista.

1.4 LEGISLATIVE CONTEXT

Adoption of a specific plan allows a City Council or Planning Commission to exercise broad regulatory powers in the public interest. As with general plans, the Planning Commission must hold a public hearing before they can recommend adoption of a specific plan. The City Council can then adopt the specific plan by ordinance or resolution. The use of an ordinance is appropriate for the Hillside Specific Plan as existing plans and/or codes may be affected.

When adopted, the specific plan will serve to implement the City's general plan. The City Council is required (by the Subdivision Map Act) to deny approval of any tentative or final subdivision map which is inconsistent with the specific plan (Government Code Section 6674.5 (b)).

Conversely, adoption of this plan insures that development applications, consistent with the plan, will be approved.

2.0 DEVELOPMENT PLAN

The Hillside development plan utilizes the same structure and content as a general plan, only in more "specific" detail. Accordingly, it is appropriate to state the following:

Goal: A comprehensive plan and policies to guide the development of the Hillside area as three discrete high quality single-family residential tracts.

Objectives:

- Definition of project-wide land use policies to assure compatibility with adjacent properties;
- Determination of development standards and criteria; and
- Comprehensive review and approval of the total single-family development program to avoid unnecessary delay and expense, and to provide conformance with requisite planning requirements.

2.1 LAND USE

The Hillside area will be comprised solely of single-family residential units on lots on one-half acre or more. Consistent with plan objectives, the arrangement of these units and the man-made environmental features are intended to produce a high quality rural residential neighborhood.

A land use plan for the project was presented in Section 1.0, Figure 3. A tabulation of the number of residences in each of the three portions of the project site is presented below:

Tract	Lots	Streets	Residences	Utilities	Total
Tract #43810	127 lots	7.5 ac	56.5 ac	0.5 ac	64.5 ac
Tract #43883	119 lots	7.0 ac	52.0 ac	1.5 ac	60.5 ac
Tract #43862	177 lots	10.0 ac	84.0 ac	1.0 ac	95.0 ac
Total	423 lots	24.5 ac	192.5 ac	3.0 ac	220.0 ac

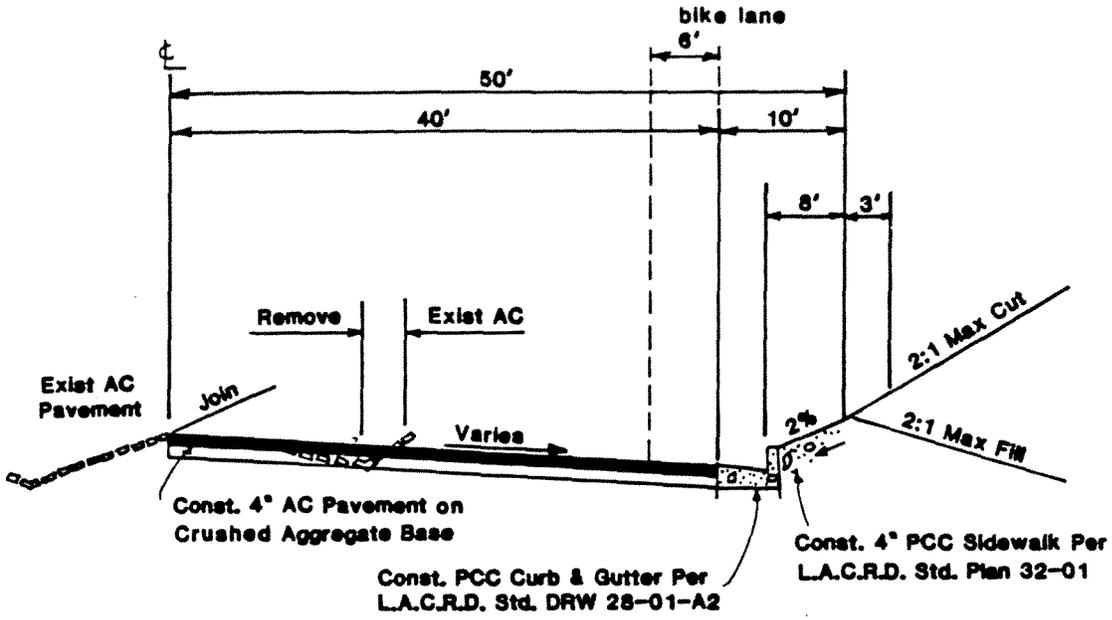
2.2 CIRCULATION

The Hillside project has access to the regional circulation system via several major arterial highways. The major east-west access will be Avenue N. Access to the I-14 freeway is available at Avenue M and N. Major north-south access will be 60th Street and 50th Street, (see Figure 3).

The internal roadway system will consist of local, private streets designed to serve the transportation needs of the development. Street sections are shown on Figure 4.

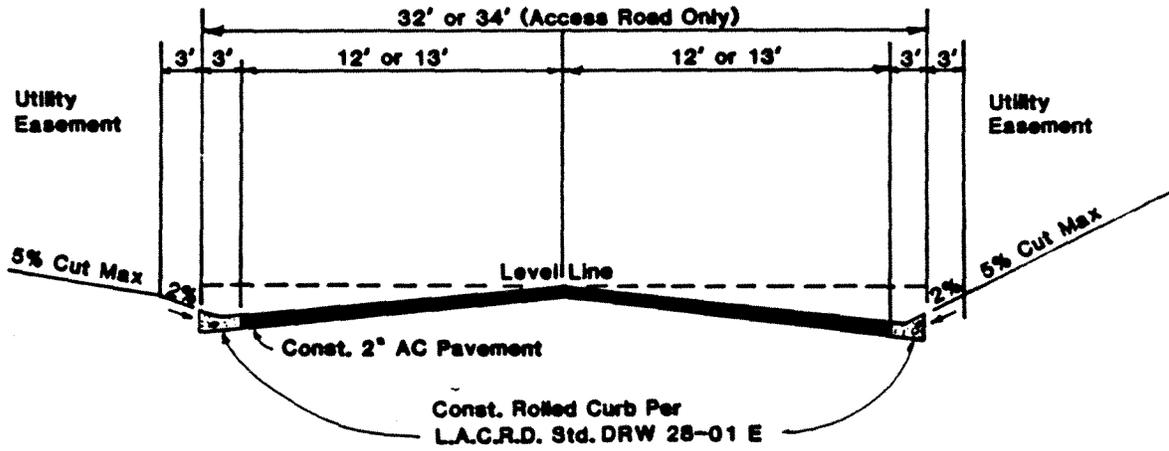
Provision will be made for bicycle lanes and all interior streets.

Sidewalks are not included in the design of interior streets.



Typical Section-60th St. W., 50th. St. & Ave. N

NOTE: The pavement width allows for seven 12' wide lanes, three in each direction and a center left turn lane or median as required.



Typical Section-Private Street

2.3 LANDSCAPING/DESIGN CRITERIA

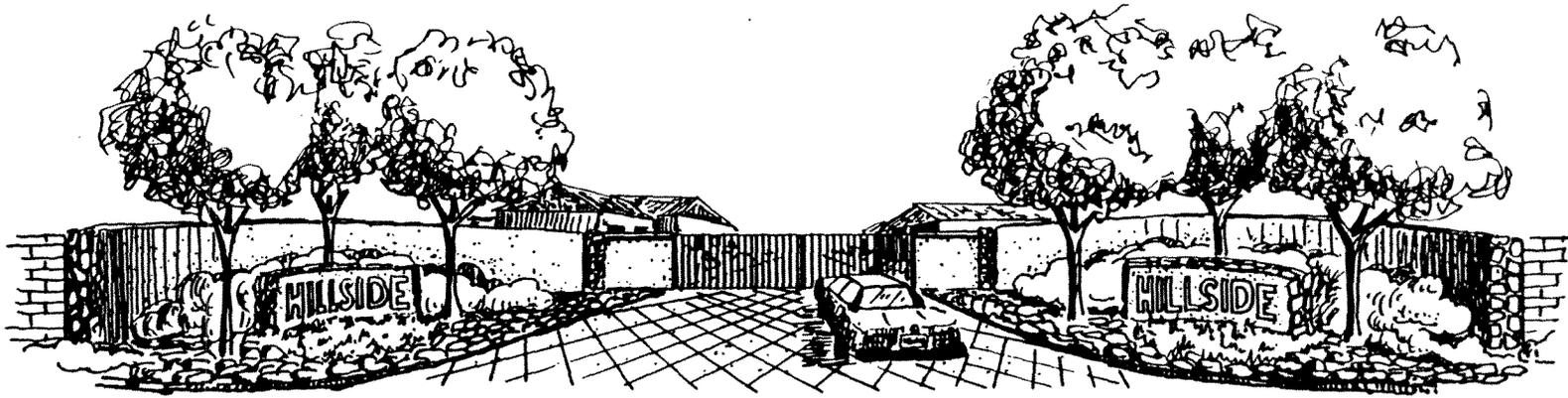
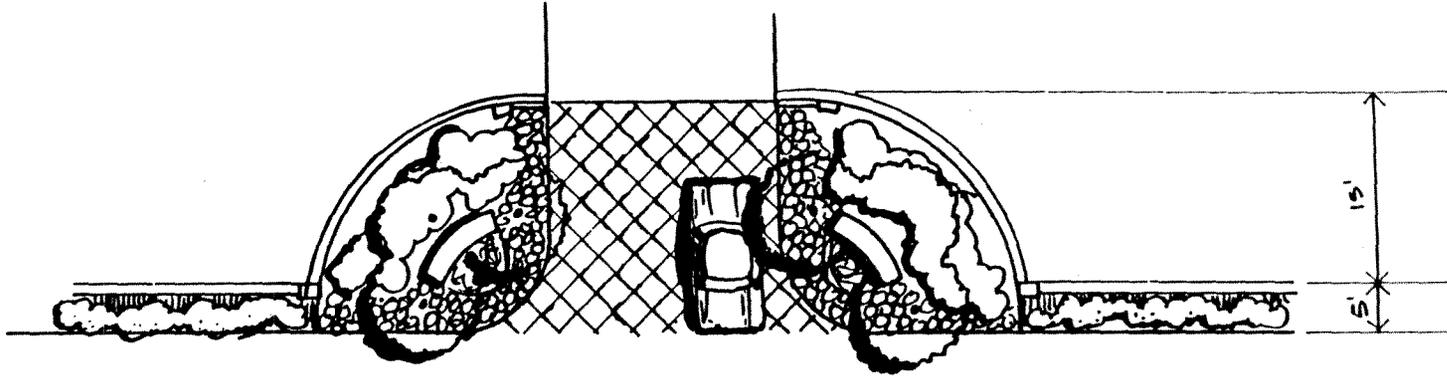
The Hillside area will incorporate a landscaping treatment for the perimeter wall/fencing and entry points in its development program.

Each of the main entry points will emphasize "gateway" landscaping to include areas of accent planting. These entries include one on 50th Street and 60th Street, and two on Avenue N, (see Figure 5).

Such accent planting will consist of tall, vertical trees, plus native flowers, such as the California poppy.

A second landscape treatment will define the perimeter of the Hillside area. Screen planting, in combination with a perimeter wall/fencing, will define the boundaries of the community. Interior streetscapes will consist of street trees per City approved list.

Illustrations of a typical entry point and perimeter landscaping treatment for portions of the site fronting on 50th Street, 60th Street and Avenue N are presented on Figures 5 and 6.



NORTH ↑



HILLSIDE SPECIFIC PLAN

FIGURE 5
Typical Entry

Design criteria specific to landscaping and the site's perimeter, as illustrated on Figures 5:

- a. An average of one 20 gallon tree per 20 lineal feet shall be planted along perimeter streets.
- b. A minimum of three 20 gallon trees shall be included within each side of the project entry points (see Figure 5).
- c. Ornamental shrubs shall be planted between trees along the perimeter.
- d. All landscaping shall consist of plantings with low water requirements.
- e. Existing mature, healthy trees shall be preserved wherever possible.
- f. The perimeter wall shall have a solid, textural surface colored an earthtone.
- g. Fencing for 60th and Avenue N shall be of the most durable quality.

2.4 UTILITIES

Provisions for adequate utility service and capacity have been assured under prior commitment of necessary infrastructure.

Water, electricity and natural gas will be supplied from transmission lines and mains in Avenue N. Water will be provided by a private waterworks company, electricity by the Southern California Edison Company, and gas by the Southern California Gas Company.

2.4.1 WATER

A private water company or a mutual water company will be set up to supply all domestic and Fire Department standards for water supplies.

Water is available to the site by an existing Antelope Valley - East Kern Water Agency supply line, located near Avenue N and 60th Street West and existing ground water by means of proposed water wells .

2.4.2 WASTEWATER

Wastewater treatment will be provided by public sewer systems. Sewage will be disposed of through a standard sewer system approved by the City of Palmdale and Los Angeles County Sanitation District No. 20.

2.4.3 ELECTRICITY, GAS,
TELEPHONE

Other utilities are provided to
the Hillside area as noted
below:

Electricity -

Southern California Edison
Company
P.O. Box 1232
44933 Fern Avenue
Lancaster, California 93534

Gas -

Southern California Gas
Company
831 West Lancaster Boulevard
Lancaster, California 93534

Telephone -

General Telephone Company
45234 North Beech Avenue
Lancaster, California 93134

Pacific Bell Telephone
Simi Valley, California

2.5 STORM DRAINAGE

Drainage for the Hillside community is a function of existing/planned topography and proposed drainage facilities to accomodate necessary mitigation of storm runoff.

The California Aqueduct forms a man-made barrier to the natural drainage pattern along the south of the project. Drainage southerly of the California Aqueduct originates from the peaks of Ritter Ridge and is channelized in relatively steep canyons that drain into a series of eight culverts that cross under the Aqueduct. These culverts provide energy dissipators which reduce the velocity of the runoff and spread the flow back into the natural water courses.

The natural water courses enter the alluvial fan at the approximate location of the broad water courses.

Development as proposed by the Hillside Specific Plan will change the hydrological characteristics of the tributary

drainage area by covering the natural porous soils with impervious materials such as streets, building rooftops, etc. This increase in watershed imperviousness causes an increase in the rate of runoff. Additionally, peak runoff rates will be further increased due to the improved hydraulic efficiency of the streets.

Nuisance Water: This water will be carried by a combination of streets and drainage swales to dry wells.

Offsite and Onsite Storm Water: Offsite storm water is accepted along the south boundary of the tracts and directed into the streets and/or drainage swales where it is combined with the onsite storm water and conveyed to four detention basins. These detention basins are designed to limit the outflow to not more than is currently flowing off the property.

2.6 GRADING CRITERIA

All grading will be performed in accordance with a City approved grading plan. The maximum cut elevations shall not exceed six feet and there will be a grade differential of no more than 10 feet between lots. Interior roads and driveways will not exceed a slope of four percent.

3.0 DEVELOPMENT STANDARDS
AND CRITERIA

The following regulations are stipulated to implement the Hillside Specific Plan. As such, they will be utilized by the City of Palmdale to ensure that future development proceeds in a consistent and adequate manner.

These regulations have evolved from the analysis of local environmental and economic opportunities and constraints. City zoning regulations have been used as the basis for standards, and modifications have been made to achieve the goals and objectives of this plan.

Standards have been organized into seven classifications, following a list of permitted uses (Subsection 3.1). These include:

Subsection 3.2 - Site Development Standards, which define building lot sizes, building heights and setbacks;

Subsection 3.3 - Sign Standards;

Subsection 3.4 - Parking Standards describing the basic design criteria for on- and off-street parking;

Subsection 3.5 - Wall/Fence Standards, requirements;

Subsection 3.6 - Property Maintenance Standards;

Subsection 3.7 - Lighting and Utilities requirements; and

Subsection 3.8 - Trash Storage Area requirements.

3.1 PERMITTED USES

This Specific Plan controls development by zoning all properties consistent with land use categories indicated on the Specific Plan Land Use Map (Figure 3). The Plan further defines specific limitations and regulations as amendments to the zones.

a. Primary Uses:

- (1) Detached single-family residences, with a minimum of 2,000 gross square feet, exclusive of garages and accessory uses.

b. Permitted Temporary Uses:

- (1) Model homes, temporary real estate offices, and subdivision signs.
- (2) Temporary on-site construction offices/facilities during construction and no more than 30 days thereafter.
- (3) Real estate signs, future development signs and subdivision direc-

*For 43862
Min 1600 #
Avg 1800 #
Overall
See 87-28*

tory signs in conformance with City of Palmdale sign standards.

- (4) Other similar uses as approved by the Director of Community Services after a finding of compatibility.

c. Permitted Accessory Uses:

- (1) Garages and carports.
- (2) Swimming pools.
- (3) Fences, walls and mailboxes.
- (4) Garden structures and greenhouses.
- (5) Other accessory structures which are clearly incidental to primary structures and for the exclusive use of residents of the site.
- (6) Guest quarters; limited to an attached or detached structure with sleeping facilities not to exceed two bedrooms and bathroom facilities, but shall not include a kitchen; no more than one guest quarter structure shall be allowed for a given single-family dwelling. Such

quarters shall not be rented or otherwise used as a separate dwelling unit.

d. Incidental Uses:

- (1) The keeping and maintenance of animals subject to Palmdale Ordinance Code Section 41.03 (6-7). Horses will not be allowed within the Hillside Specific Plan area.
- (2) Day-care facilities within the project area shall be allowed subject to City of Palmdale. Conditional Use Permit (CUP) procedures and approval.
- (3) Satellite dishes and short wave radio antennas shall be subject to the City of Palmdale's zoning regulations regarding same.

e. Prohibited Uses:

- (1) Mobile or modular housing shall not be allowed.

3.2 SITE DEVELOPMENT
STANDARDS

- a. Maximum Gross Density: 0.5 du/ac.
- b. Minimum lot area: 0.5 acre.
- c. Minimum lot width: 75 feet.
- d. Minimum lot depth: 125 feet.
- e. Minimum building setback:
 - front yard (from street right-of-way): 30 feet minimum.
 - rear yard: 25 feet from the property line to the structure.
 - side yard: 15 feet, with a minimum building separation of 30 feet.
 - Maximum building height: two (2 stories/not to exceed 30 feet).

* Tract
43862
only
zc 87-28

f. Principal residential structures shall have a ¹⁶⁰⁰~~2000~~ minimum gross area of ~~2000~~ square feet, exclusive of garages. *see page 32*

g. "Flag lots" shall have a minimum 12 foot wide right-of-way access driveway which is no longer than 50 feet.

h. View, view shed and vistas, both from within the Hillside area and to the Hillside area from surrounding

areas, shall be considered
in the siting of structures.
Siting of principal
residential structures shall
result in unrestricted
northerly views whenever
possible.

3.3 SIGN STANDARDS

- a. Each lot or parcel may have one unlighted accessory sign, not to exceed one (1) square foot in area bearing the name and address of the occupant on the premises where the sign is located.
- b. One (1) unlighted temporary accessory sign not to exceed six (6) square feet, advertising the sale or lease of the premises.

3.4 PARKING STANDARDS

Parking standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan:

- (a) A minimum of two (2) off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit.

- (b) No mobile home, recreational vehicle, trailer, dismantled camper unit, or boat shall be stored within the front setback or street-side side setback area. Such vehicles may be stored in a garage or in a non-street-side or rear setback area, provided that the setback is twelve (12) feet or larger and the vehicle is screened behind a six-foot fence. Lowering of grade is encouraged to eliminate the visibility of recreational vehicles. Permits for such work shall

be obtained from the City of Palmdale Building Department. No permits shall be granted for mobile home, recreational vehicle, trailer, dismounted camper unit, or boat parking elsewhere in the Hillside Specific Plan area.

- (c) A paved area suitable for parking two automobiles off-street shall be provided on each lot or parcel.

3.5 WALL/FENCING STANDARDS

The following fencing requirements shall apply to all lots within the Hillside Specific Plan project area:

- a. Fences and walls within the front setback may not exceed thirty-six (36) inches in height.
- b. The maximum height for any residential fence shall be six (6) feet measured from grade at the highest site.

3.6 PROPERTY MAINTENANCE

All vacant or unsold property shall be kept clear of weeds, trash and other debris. The property's owner shall be responsible for this maintenance.

Parkways, street trees, detention basins, peripheral areas and other portions of the Hillside development area held in common shall be the responsibility of the project developer until such time as fifty-one percent of the residences are occupied at which time the Homeowner's Association will take over responsibility (see Section 4.1 Maintenance of Common Facilities).

3.7 LIGHTING AND UTILITIES

Lighting shall be used to provide illumination for security and safety of parking, and access areas.

All residential lighting shall be shielded to keep light spread within individual lot boundaries.

Security light fixtures shall not project above the fascia or roofline of the building.

All ground-mounted utility facilities, such as transformers and back-flow preventors, shall be adequately screened from public view.

All electric lines less than 12KV and telephone lines within the Plan area shall be installed underground.

3.8 TRASH COLLECTION AREAS

Trash storage and collection areas will be permitted in rear and interior side setback areas provided that trash containers are completely screened from view.

4.0 SPECIFIC PLAN
ADMINISTRATION

4.1 MAINTENANCE OF
COMMON FACILITIES

4.1.1 Homeowners Association
Responsibility

All features and facilities of the Hillside Specific Plan area which benefit residents in common shall be the responsibility of the Hillside Homeowners' Association, Inc. This responsibility shall include, but not be limited to, the maintenance, repair and replacement of streets, infrastructure (e.g., water, sewer, natural gas, electricity, and communication lines) not within the property limits of an individual lot or parcel, perimeter walls and landscaping, and entry features, including gates and landscaping. Any repair, replacement or modifications of such features and facilities shall be to City of Palmdale standards and shall be subject to the review and approval of the City Engineer.

Membership in the incorporated homeowners association will be

mandatory for all residents of the Hillside Specific Plan area. The Association will be responsible for the election of officers and adoption of bylaws necessary for its operation. Dues, and (if necessary) special assessments, will be established based solely on the need to provide for the upkeep of the Hillside Plan area.

4.1.2 Developer or Subsequent Owner at Large Responsibility

The Specific Plan's developer, or any subsequent owner of the Project at large, will be responsible for the maintenance, repair and replacement responsibilities of the Homeowners' Association up to and until such time as 51% of the residences are occupied. Once 51% of the Specific Plan lots are occupied, the responsibility for the funding and operation of the common facilities shall be completely that of the Homeowners' Association.

4.1.3 Assessment Districts

The City may, at its discretion, establish an "assessment district" to ensure proper upkeep of designated facilities and/or areas.

4.1.4 Individual Owner
Responsibility

Removal of trash, weed control,
and general maintenance of all
vacant lots shall be the
responsibility of the owner(s)
of the lot(s).

4.2 DESIGN REVIEW

Implementation of the Hillside Specific Plan will involve use of existing City procedures (including, but not limited to, subdivision processing, site plan review, etc.) as supplemented by additional features described herein.

All subsequent project review concerning tentative and final tract maps, parcel maps, and individual lot site plans will be reviewed for consistency with this Plan and its provisions.

A Hillside design review process will provide the most significant tool for implementing the Plan. That process as outline above will be supplemented as follows:

- o Hillside (or successor in interest) submits plans and drawings to the Palmdale Director of Development Services ("Director");
- o Scale drawings of proposed signs, to define size, height, material, color and illumination, if any;
- o Grading and drainage plans; and

All development proposed within the Hillside Specific Plan area shall be subject with the above design review requirements.

In addition to the above, a procedure on architectural design review process shall be established by the applicant for the review of the architectural compatibility of all homes within the plan. The responsibility of achieving architectural compatibility shall be with the applicant/owner until such time 51% of the lots are occupied at which time architectural compatibility review responsibility will pass to the Homeowners Association. Covenants, conditions and restrictions for the Homeowners Association shall reflect the review responsibility.

4.3 AMENDMENTS TO SPECIFIC PLAN

The project sponsor may initiate an amendment to the provisions if substantial changes are required in the project during the development process. An amendment to the Hillside Specific Plan shall be in accordance with California Government Code (Section 65500 through 65507). This amendment procedure is briefly defined as follows:

1. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be published at least once in a newspaper of general circulation at least ten calendar days prior to the hearing.
2. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.

3. The recommendations of the Planning Commission, together with additional related documents and information, shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.
4. The City Council shall hold at least one public hearing for each proposed Specific Plan amendment pursuant to the California Government Code. The action of the City Council shall be to approve, disapprove, or conditionally approve the proposed Specific Plan amendment and to adopt the necessary resolution or ordinance, as appropriate. Any hearing may be continued from time to time.
5. An amendment to the Specific Plan may be initiated by the City Council. The Council shall first

refer such proposal to the Planning Commission for a report. The Planning Commission shall report within 40 days after the reference, or within such longer period as may be designated by the City Council. Before adopting the proposed plan or amendment, the City Council shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings.

Modifications to any subject subdivision plan upon approval of the initial tentative tract map shall be in accordance with the California Subdivision Map Act and City of Palmdale procedures for implementation of the Map Act. Lot mergers shall not require an amendment to the Specific Plan so long as no more than one dwelling unit per half acre is constructed on the lot and all setback and related requirements are adhered to.

Minor Revisions - Administrative.

Minor revisions or modifications to approve site plans, conceptual grading plans, or conceptual landscaped plans may be approved by the Director of Development Services. Minor revisions and modifications shall be defined as and shall include the following:

1. Circulation configurations which do not change the basic circulation concept (such as adding or deleting circulation areas that could have potential impacts to adjacent or surrounding properties);
2. Building placements which do not change the general location and layout of the site;
3. Grading alterations which do not change the basic concept, increasing slopes, or change course of drainage which could adversely affect adjacent or surrounding properties;

4. Landscape modifications which do not alter the general concept or significantly reduce the amount originally intended.

In addition to the above guidelines, the Director of Development Services must determine that the general conditions and findings applicable at the time of the original approval still remain valid.

Major Revisions - Commission.
Revisions or modification to approved site plans, grading plans, or landscape plans which are not considered minor as described in the previous section, shall be considered a major revision. Also, any request for a change in conditions of approval shall be considered a major revision. Major revisions shall be processed through the same approval procedure and authority which granted the original approval as appropriate.

SPECIFIC PLAN
CONSULTANT TEAM:

Cotton/Beland/Associates, Inc.

R. Dale Beland, AIA, AICP
Principal

Paul R. Secord
Project Planner

Marc Blodgett
Planner

Robert Campbell
Graphics
