



PALMDALE

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HOUSING POLICY
DEVELOPMENT, HCD
March 5, 2009

MAR 10 2009

JAMES C. LEDFORD, JR.
Mayor

STEVEN D. HOFBAUER
Mayor Pro Tem

MIKE DISPENZA
Councilmember

TOM LACKEY
Councilmember

Department of Housing & Community Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, California 94252-2053
Attn: Lynn Jacobs, Director

Re: Annual Report on the City of Palmdale General Plan

Dear Ms. Jacobs:

In accordance with Section 65400 of the Government Code, we are enclosing a copy of the City of Palmdale's annual report on the implementation of its General Plan. This report covers the period from January 1, 2008 through December 31, 2008 and was reviewed by the City of Palmdale City Council on March 4, 2009.

If you have any questions, please contact me at (661) 267-5200.

Sincerely,

Asoka Herath
Director of Planning

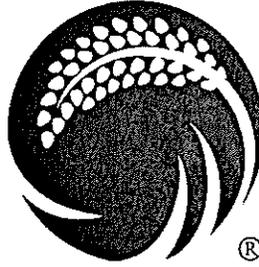
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P A L M D A L E
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**2008 Annual Report
On
Implementation
Of the
City of Palmdale General Plan**

**Reviewed on March 4, 2009
By the City Council of the
City of Palmdale**

Introduction

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.

Accomplishments

New development can be a good measure of the effectiveness of a city's General Plan; therefore, the 2008 Annual Report to the Governor highlights the development activity the City has experienced within the year. The report includes a summary of approved entitlements and building permit activity as well as public facility improvements and discusses how the City is progressing in terms of meeting its regional housing need allocation.

Between January 1, 2008, and December 31, 2008, new housing starts totaled 532 units, which is a decrease of 39 percent over the prior year's 879 units. This includes 158 new multi-family units which began construction during this period and 374 single family units. 14 commercial and industrial construction permits were issued during this same time period. A total of 477 miscellaneous structures, residential alternations, carports/garages, and other permits were approved in 2008 by the Building and Safety Department, a decrease of 6 percent over the previous year. In total, \$131 million in construction permit valuation was issued in Palmdale during the year. This reflects a decrease of 56 percent, or over \$153 million, less than the prior year's total permit valuation.

The Planning Department is responsible for reviewing current development proposals and ensuring consistency with the General Plan. The Department facilitates public hearings held by the Planning Commission twice a month. In addition, the Planning Director acts as the Hearing Officer over Site Plan Review hearings. As shown in Table 1, a total of 49 development projects were approved in 2008, including three legislative acts such as Zone Changes, Zoning Ordinance Amendments and General Plan Amendments. Many of these actions help meet long-term goals as stated in the Land Use; Community Design; Housing; Public Services; 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.

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Table 1. Development Activities/Projects Approved in 2008

Development Application	General Plan Consistency
<p>1. Conditional Use Permit 06-25; construct a commercial office and retail development consisting of 2 buildings totaling 30,800 square feet, including a convenience store with alcohol sales on 2.57 acres. Includes a Finding of Public Convenience or Necessity.</p> <p>2. Conditional Use Permit 07-24; establish an incidental alcohol sales use within an existing hotel.</p>	<p>Design standards, grading standards, and development standards contained in the Palmdale Trade and Commerce Center Specific Plan have been incorporated into the project. Consistent with General Plan Policy L1.1.1; policy L4.2.1; and Policy L4.2.10.</p>
<p>3. Tentative Parcel Map 67620 Major Modification and Site Plan Review 7-06-4 Major Modification; create 2 lots for condominium purposes and construct 50,487 square feet of warehouse use, 143,805 square foot of manufacturing use, and 106,865 square feet of general office use on 19 acres.</p> <p>4. Tentative Tract Map 69868; subdivide 6.74 acres into a single lot condominium subdivision of up to 67 condominium lots.</p>	<p>Parcels conform to minimum lot size, design standards, and location criteria for the land use designation of Palmdale Trade and Commerce Center Specific Plan which was established to accommodate and promote the development of regional commercial uses and related supportive uses including research and development uses. Consistent with General Plan Policy L5.2.3, and L5.2.4.</p>
<p>5. Conditional Use Permit 07-25; establish an alcohol sales use within a bona fide restaurant.</p> <p>6. Conditional Use Permit 08-05; establish an alcohol sales use within a bona fide restaurant.</p>	<p>Consistent with the Palmdale Trade and Commerce Center Specific Plan, which promotes development of restaurant uses.</p>
<p>7. Conditional Use Permit 08-06; 123-room, 81,855 square foot, four story hotel including incidental on-sale and off-sale alcohol sales on 3.26 acres.</p>	<p>Located within the PD designation of the Palmdale Trade and Commerce Center Specific Plan which allows hotel uses. Specific Plan is consistent with the General Plan and the project promotes Policy L1.1.1; Policy L4.2.4; and policy L4.2.13.</p>
<p>8. Specific Plan Amendment 07-02 and Conditional Use Permit 07-22; modify Chapter 6, Section II, Table 3, Item 7(i) of the Palmdale Trade and Commerce Center Specific Plan to allow amusement arcades as an accessory use and to establish an alcohol sales use and a 1,012 square foot amusement arcade within a bona fide restaurant.</p>	<p>Located within the Palmdale Trade and Commerce Center Specific Plan which is consistent with the General Plan Land Use Map.</p>

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<p>9. Vesting Tentative Tract Map 51604 Time Extension, Vesting Tentative Tract Map 51605 Time Extension, Vesting Tentative Tract Map 51607 Time Extension, Vesting Tentative Tract Map 52093 Time Extension, Vesting Tentative Tract Map 52116 Time Extension; discretionary time extension for 5 maps subdividing 102.7 acres into 517 single family detached lots including 19 open space landscaping lots, 3 recreational lots, 1 green belt lot, and 1 lot for park access.</p>	<p>Design standards, grading standards, and development standards contained in the Ritter Ranch Specific Plan have been incorporated into the project. Consistent with the General Plan Policy L3.2.1; Policy L3.4.1; and Policy L3.4.5.</p>
<p>10. Conditional Use Permit 07-26; establish an alcohol sales use within a bona fide restaurant. 11. Conditional Use Permit 08-11; establish an alcohol sales use within a bona fide restaurant. 12. Conditional Use Permit 08-02; establish an alcohol sales use within a bona fide restaurant.</p>	<p>Consistent with the Community Commercial General Plan Land Use designation, which promotes development of restaurant uses.</p>
<p>13. Tentative Tract Map 53342 Time Extension #2; 3 year discretionary time extension to previously approved map subdividing 34.07 acres into 96 single-family lots including 1 open space lot and 4 detention basin lots. 14. Tentative Tract Map 60926 Time Extension; 2 year discretionary time extension to previously approved map subdividing 8.69 acres into 29 single-family lots. 15. Tentative Tract Map 70319; subdivide 10.164 acres into 25 single family lots including 1 detention basin lot. 16. Tentative Tract Map 69651; subdivide 19.84 acres into 75 single family lots including 2 detention basin lots. 17. Tentative Tract Map 61488 Time Extension; 3 year discretionary time extension to a previously approved map subdividing 5.5 acres into 17 single family lots including 1 detention basin lot. 18. Tentative Tract Map 60408 Time Extension; 2 year discretionary time extension to a previously approved map to subdivide 20 acres into 48 single family lots including 3 detention basin lots. 19. Tentative Tract Map 62371 Time Extension; 2 year discretionary time extension to subdivide 10.39 acres into 33 single family lots including 1 detention basin lot.</p>	<p>Densities are within the applicable General Plan density range of 3.1-6 dwelling units per acre; subdivisions conform to design standards and locational criteria established under the Single Family Residential 3 General Plan Land Use designation; consistent with Land Use Element Policy L3.1.1.5; and are consistent with Land Use Element Policy L3.2.4 requiring a minimum lot size of 7,000 square feet for residential subdivisions.</p>

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<p>20. Development Agreement 07-01; agreement between a developer and the City, specific to properties located on the southeast and southwest corners of rancho Vista Boulevard and Tilbury Drive.</p>	<p>Located within the Rancho Vista Specific Plan which is consistent with the General Plan Land Use Map.</p>
<p>21. Conditional Use Permit 00-03 Major Modification #3; construct a 1,875 square foot drive through restaurant. 22. Site Plan Review 5-07-3; construct a parking lot on 1.3 acres 23. Site Plan Review 8-06-1 and Minor Exception 07-20; construct a 4,550 square foot multi-tenant retail building on 3 parcels totaling 0.45 acres and a request for a reduction in the required building setback. 24. Site Plan Review 7-07-5; construct a 3,791 square foot full service car wash on 0.75 acres. 25. Site Plan Review 5-07-1; construct 52,512 square feet of multi-tenant retail and service space on 4.62 acres.</p>	<p>Consistent with Community Commercial General Plan Land Use designation which allows development similar and compatible to adjacent land uses; and conforms to all applicable goals, objectives, policies, and standards contained in the General Plan for commercial developments.</p>
<p>26. Conditional Use Permit 05-30 Major Modification; modification of phasing of a commercial project.</p>	<p>Consistent with General Plan Land Use designation of Neighborhood Commercial and Land Use Element Goal L4, permitting establishment of retail stores to serve neighborhood needs and provide economic benefit to the City.</p>
<p>27. Tentative Parcel Map 062432 Time Extension and Conditional Use Permit 04-14 Time Extension; 2 year discretionary time extension to previously approved project subdividing 4.88 acres into 5 commercial lots and to develop 39,950 square feet of retail and restaurant uses.</p>	<p>Design standards, grading standards, and development standards contained in the Rancho Vista Specific Plan have been incorporated into the project.</p>
<p>28. Conditional Use Permit 03-10 Major Modification #2; modify a comprehensive sign program for an existing commercial center. 29. Conditional Use Permit 88-07 Major Modification #2; modification of approved sign program.</p>	<p>Consistent with the Regional Commercial General Plan land use designation which is intended for the establishment of regional commercial centers and associated signage.</p>
<p>30. Conditional Use Permit 08-14; establish an alcohol sales use within a bona fide restaurant.</p>	<p>Consistent with the Regional Commercial General Plan land use designation, which promotes development of restaurant uses.</p>
<p>31. Conditional Use Permit 04-16 Major Modification; establish a primary alcohol use within an existing hotel. 32. Conditional Use Permit 05-23; establish an amusement arcade within 619 square foot lease space.</p>	<p>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 including primary on-sale alcoholic beverages.</p>

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<p>33. General Plan Amendment 06-03, Zone Change 06-03, Tentative Parcel Map (TPM) 66897; GPA 06-03 is a request to amend the General Plan Land Use designation on a total of 244.82 acres as follows: a) a request to change the General Plan Land Use designation on 26.85 acres from IND (Industrial) to OC (Office Commercial); b) a request to change the General Plan Land Use designation on 43.39 acres from IND (Industrial) to CC (Community Commercial); c) a request to change the General Plan Land Use designation on 105.25 acres from BP (Business Park) to RC (Regional Commercial), d) a request to change the General Plan Land Use designation on 46.91 acres from BP (Business Park) to CC (Community Commercial); and e) a request to change the General Plan Land Use designation on 22.42 acres from BP (Business Park) to OC (Office Commercial). ZC 06-03 is a request to amend the zoning designation on 244.82 acres as follows: a) a request to change the Zoning designation on 26.85 acres from M-1 (Light Industrial) and M-2 (General Industrial) to C-2 (Office Commercial); b) a request to change the Zoning designation on 43.39 acres from M-1 (Light Industrial) and M-2 (General Industrial) to C-3 (General Commercial); c) a request to change the Zoning designation on 105.25 acres from M-4 (Planned Industrial) to C-4 (Commercial Center); d) a request to change the Zoning designation on 46.91 acres from M-4 (Planned Industrial) to C-3 (General Commercial); and e) a request to change the Zoning designation on 22.42 acres from M-4 (Planned Industrial) to C-2 (Office Commercial). TPM to subdivide 244.82 acres into nine (9) commercial parcels.</p>	<p>Consistent with Land Use Element Objective L1.3 promoting compatibility between land uses which have different functions, requirements and impacts; and with Policy L4.2.8 establishing siting criteria for commercial land uses that are free from major topographical variations, and will be located and designed to minimize interface conflicts with adjacent residential uses through building siting, setbacks, landscaping, and architectural enhancements located at the intersection of two major arterial streets.</p>
<p>34. Conditional Use Permit 07-27; construct a 17,024 square foot assisted living facility.</p>	<p>Consistent with the Medium Residential land use designation and Objective L3.1 of the General Plan, which provided for a distribution of housing types to meet the varied lifestyles and needs of existing and future City residents.</p>
<p>35. Tentative Tract Map 69400; subdivide 15.06 acres consisting of 78 individual lots into 6 lots for lot consolidation and sale or lease and vacation of rights-of-way. 36. Site Plan Review 9-04-4; construct a 15,665 square foot senior center on 2.16 acres. 37. Site Plan Review 9-04-5; construct a 2.05 acre</p>	<p>Mixed-use development consisting of senior housing, senior center and park in the downtown area is consistent with the Downtown Commercial and Public Facility Land Use designations of the General Plan. Project located close to the library, community theatre, and existing infrastructure, consistent with Public Services Element Goal PS1</p>

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park and open space.	and Policies PS1.3.3 and PS1.3.6. Establishing the park and senior center is consistent with Parks, Recreation and Trails Element Policy PRT1.5.4 in that it meets the park needs of seniors.
38. Tentative Parcel Map 69957; subdivide 6.05 acres into 2 commercial lots.	Consistent with Office Commercial Land Use designation because it creates parcels sufficient in size to accommodate office and retail uses, provides access from an arterial street and conforms to General Plan Community Design Element design standards.
39. Tentative Parcel Map 70192; subdivide 4.86 acres into two lots zoned C-1 (Light Commercial) and R-2 (Medium Residential)	Creates two parcels consistent with the split zoning on the property, each having access from an improved right-of-way that are adequate in size for development of residential and commercial uses, consistent with the General Plan Land Use designation of MR (Medium Residential) and NC (Neighborhood Commercial).
40. Conditional Use Permit 08-16; construct a 55 foot high telecommunications monopole and 240 square foot equipment enclosure.	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, and lessening health and safety risk exposure to persons by virtue of its placement away from residentially zoned property.
41. Conditional Use Permit 07-12; establish a religious assembly use within a 1,478 square foot residential building and a new 9,357 square foot building on 1.2 acres.	Single Family Residential Land Use designation permits church uses in compliance with design guidelines.
42. Conditional Use Permit 08-01; permit and modify the existing Vulcan Materials Company surface mining operation (CA Mine ID #91-19-0020) for the following items: a) obtain a Conditional Use Permit issued by the City of Palmdale for compliance with the requirements of Section 22.02.C. and Article 72, Quarry and Reclamation (Zone QR) of the Palmdale Zoning Ordinance; b) add 38.66 acres for a total of 664.76 acres of mining and operations area; c) add a future rail load-out and rail spur for transport of material; d) allow 24-hour operations for the facility as a part of the CUP; e) add a future access tunnel with a conveyor to transport material under Avenue T; f) permit the future upgrade, modernization and/or replacement of an existing concrete batch plant and lightweight concrete batch plant with a total production of 300,000 cy per year; and g) revise Reclamation Plan 88-1 under	Consistent with the General Plan Land Use designation of MRE (Mineral Resource Extraction) and Goal ER6 with ensure an adequate supply of mineral resources to meet long-term regional construction needs.

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<p>administrative approval to reflect the requested modifications and to comply with the current requirements of the Surface Mining and Reclamation Act.</p>	
<p>43. Variance 08-04, a reduction in the required building setbacks for CUP 08-01. 44. Variance 08-05, a request for a Variance to delete the requirement to provide a 40-foot wide through circulation for CUP 04-09. 45. Variance 08-02; reduction in side yard building setback and side yard landscape requirements for CUP 07-27.</p>	<p>Variance applications require consistency only with the provisions of state law and the Zoning Ordinance.</p>
<p>46. Conditional Use Permit 04-09; a request to develop a Personal Storage Facility consisting of 13 buildings totaling 64,955 square feet including an office/caretaker's residence on 5 acres of a 10 acre parcel</p>	<p>Consistent with General Plan land use designation of Business Park and with Land Use Element Policy L5.2.2 and Community Design Element Policy CD 10.1.2 ensuring compatibility between industrial developments on adjacent properties. Increased setbacks & architectural enhancements comply with Community Design Element Policy CD 10.2.6, which requires larger buildings to provide greater setbacks and avoid long, monotonous building facades to create diversity.</p>
<p>47. Site Plan Review 9-07-1 and Site Plan Review 9-07-2; construct two 0.77 million gallon water tanks on 0.14 acres and a 529 square foot water pump station on 0.2 acres.</p>	<p>Consistent with General Plan Policy PS1.1.1 requiring all new development to construct required on-site infrastructure improvements.</p>
<p>48. Site Plan Review 8-07-1; construct a 59,527 square foot personal storage facility with 100 recreational vehicle parking spaces on 4.7 acres.</p>	<p>Consistent with General Plan Land Use designation of Industrial and with Land Use Element Policy L5.2.2 and Community Design Element Policy CD 10.1.2 ensuring compatibility between industrial developments on adjacent properties. Increased setbacks & architectural enhancements comply with Community Design Element Policy CD 10.2.6, which requires larger buildings to provide greater setbacks and avoid long, monotonous building facades to create diversity.</p>
<p>49. Density Bonus Agreement 06-04 and Site Plan Review 7-06-2, a 28% density increase from 10 dwelling units per acre to 12.8 dwelling units per acre and a request to develop nine (9) apartment buildings totaling 70 units, to include a recreation building, barbecue area, pool and tot lot on 5.46 acres</p>	<p>Allows construction of 70 dwelling units available for low and very low-income residents consistent with Housing Element Policy H1.1.2 that encourages the use of incentives to build new affordable units and is consistent with Community Design Element Objective CD 5.1 that requires site designs for multiple family developments to relate to surrounding property with respect to building locations, orientation, massing and setbacks.</p>

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Summary of approved development applications for year 2007 is shown below:

Type	Units or Building Size	Acreage
Single Family Residential	840 lots	211.354
Multi Family	70 units	5.46
Assisted Living Facility	17,024 sq.ft.	1.0
Senior Center / Parks	15,665 sq.ft.	2.05
Commercial/ Retail/Service	211,174 sq.ft.	29.7
Hotel	123 rooms/ 81,855 sq.ft.	3.26
Industrial	194,292 sq.ft.	19
Personal Storage	124,482 sq.ft.	9.7
Religious Assembly	10.835 sq.ft.	1.2
Quarry		38.66
Water Infrastructure	2x0.77mg tanks & 529 sq.ft.	0.34
Telecommunications	240 sq.ft.	
Alcohol	11	

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. Consistent with the above-listed entitlements, one General Plan Amendment was approved during the year as noted in Attachment 1. An amendment such as this keeps the General Plan current, alleviating the need for wholesale changes to the Land Use plan under the City's current vision for future development. The development proposal approved in Table 1 was 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.

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 2008, the City maintained an existing contract with a consultant to design and implement a traffic model when completed will help the City determine whether the Circulation Plan will be adequate to accommodate future growth. Further reporting on the results of that effort will be addressed in a future annual report. In addition to initiating a study of the future street system, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

- Rancho Vista Boulevard Grade Separation at Sierra Highway/Railroad: Street widening, grade separation with an underpass and right-of-way acquisition.

Federal, state and local government project in design, environmental review process to commence in 2009.

- 20th Street West at Amargosa Creek: Improvement of 20th Street West between Avenue P-8 and Elizabeth Lake Road is a critical transportation element that will benefit the general public and provide a link between upstream development north of Avenue P-8 and downstream commercial/residential developments, and with the 5,000± unit Anaverde and 7,000± unit Ritter Ranch developments.
- Palmdale Boulevard and 47th Street East Roundabout: Improve the four-way intersection of Palmdale Boulevard and 47th Street East by constructing a 197-foot diameter roundabout. This project commenced construction in 2008.
- Tierra Subida Avenue Corridor Improvements: Roadway improvements along Tierra Subida Avenue from the new Palmdale Regional Medical Center site south to Avenue S. Currently in Phase 2 of this three phase project.

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 public improvements that have taken place in 2008 to implement the Public Services Element include the following:

- 10th Street West Sewer Line: Construct sewer improvements from Avenue M to Avenue O.
- Barrel Springs Basin: Design and construct a regional flood control facility on a 40-acre parcel owned by the City. The need for this basin has been identified under the City's Master Plan of Drainage.
- Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
- Transit Amenities Program: Provide benches, shelters, and other amenities at AVTA bus stops.

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 has drafted a natural disaster

mitigation plan. The local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation. The plan was reviewed by FEMA in 2008 and has been approved by the City Council.

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, railroad and within an adjacent to US Air Force Plant 42 Air Installation Compatible Zone Use (AICUZ) and mitigation measures are then incorporated into the project that meet the guidelines contained in the General Plan Noise Element.

The **Housing Element** of the General Plan analyzes the community's housing needs and identifies a set of goals, quantified objectives, financial resources as well as a schedule of programs for preserving, improving and developing new housing units. The following housing projects have been approved, implemented or in process during 2008:

- Rental Housing Inspection Program: The Building and Safety Department is implementing an inspection program affecting all rental housing in the City. An ongoing building inspection process for all rental units in the City is now required in order to ascertain minimum Housing Code compliance, which includes handicap access requirements. This inspection program is consistent with General Plan Housing Element Program H5.H, which promotes annual or biannual inspection of multifamily housing units for compliance with accessibility provisions in force at the time the buildings were built.
- Courson Connection Infrastructure, Senior Center and Senior Housing Projects: The Community Redevelopment Agency and National Community Renaissance are currently developing land connecting the civic center with the City's existing Courson Park for senior citizen housing, a senior center and a park. This project is consistent with General Plan Housing Element Goal H1 which promotes construction of new housing affordable to all income groups and Goal H5 to provide for households with special needs. The first phase, 75 senior units, opened in 2008.
- Palmdale Regional Hospital Senior Housing: This proposed 80± senior housing project will compliment improvement of the new Palmdale UHS Medical Center planned on Tierra Subida Avenue south of Palmdale Boulevard and was under construction in 2008.

- Avenue R and 27th Street East: These 80+ low-income senior housing units opened in 2008.
- Transit Village Specific Plan: The Palmdale Transit Village Specific Plan was adopted in 2007 allowing for the construction of a mixed-use Transit Oriented development. The Specific Plan provides for development of a maximum of 1,027 new dwelling units, approximately 93,000 square feet of mixed-use office and retail, approximately 40,000 square feet of neighborhood retail uses, and approximately 4 acres of public open space.

SCAG's Regional Council approved a new housing construction goal of 17,910 units in Palmdale during the planning period 2006-2014 under its Regional Housing Needs Assessment (RHNA). This housing goal should be reflected in the City's General Plan Housing Element Update, which was due to the California Department of Housing and Community Development (HCD) by June 30, 2008, for certification. The City is still in the process of completing its Housing Element update. The number of housing units identified under the RHNA by income level is shown in Table 2.

Table 2. Future Housing Needs According to SCAG's adopted Regional Housing Needs Assessment (RHNA¹)

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	4,481	25.0%
Low (51 to 80% of median)	2,822	15.8%
Moderate (80% to 120% of median)	3,024	16.9%
Above Moderate (>120% of median)	7,583	42.3%
TOTAL	17,910	100%

Table 3 shows a breakdown of new construction housing units since January 2006. To date, the City has achieved approximately 17 percent of SCAG's total new housing construction goal. If new housing construction continues to decrease or remain relatively static for the next few years as it has over the last two years, the City will not achieve 17,910 additional new units within the cycle and the target household income levels set forth in SCAG's RHNA allocation will not likely be met.

¹ The Regional Housing Needs Assessment counts all units constructed between January 1, 2006 and June 30, 2014.

Table 3. New Housing Units Constructed by Income Level

FISCAL YEAR	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL UNITS
2006		75		1,205	1,280
2007	41	150		879	1,070
2008	16	101	39	534	690
TOTAL:	57	326	39	2,618	3,040

The Housing Element also contains objectives for meeting housing rehabilitation loans, down payment assistance, and loans for first-time homeowners and emergency grants, as reflected in Table 4.

Table 4. Other Housing Objectives by Income Level

TYPE OF OBJECTIVE	VERY, VERY LOW	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL
Single Family Rehab Program			7		7
Mortgage Assistance Loans		1	4		5
Mobile Home Grants**	9	17			26
Mobile Home Rehabilitation Loan	7	12	10		29
Emergency Grants*					
TOTAL:	16	30	21		67

* This program is only for very low-income households

** These units contain affordability restrictions

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 acres of active parkland per 1,000 residents. The amount of active parkland the City now operates totals approximately 278 acres. This equates to approximately 1.9 acres of active parkland per 1,000 residents. The City owns an additional 235± acres of undeveloped parkland, which is anticipated to be improved as funding becomes available.

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.

The **Environmental Resources Element** provides a basis to evaluate existing natural resources and plan for their protection. The 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), including requirements established by the California Department of Fish and Game for all projects.

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.

Further Efforts to Implement the General Plan

The City of Palmdale is currently in the process of updating its General Plan Master EIR. As a part of this effort, a State of the City Report will be generated, which will evaluate the degree to which the current General Plan has been effectively implemented since it was adopted in 1993. This report will also identify if any changes are needed in order to address the environmental impact of building out the City. If changes are warranted, General Plan amendments will be considered for the City Council action. The updated General Plan Master EIR is anticipated to be completed and certified in 2009.

Attachment 1: List of General Plan Amendments Approved Since 1993

Element	Amendments
Land Use (23 Amendments)	<p>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 which had previously been designated as SD; GPA 97-4A through D modified 15± acres on Avenue S at 45th Street East from SFR-3 to OC for development of a Kaiser Permanente facility, 28± acres from DC and CC to PF along both sides of Sierra Highway near Avenue Q-6, and .37 acres on 10th Street East at Avenue Q-10 from MR to PF 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 and OC, modified six acres on 5th Street East at Avenue R-5 from MFR to IND and repealed the Rancho Valley Specific Plan; and 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 to CC for development of a 33-acre community retail shopping center at 47th Street East and Avenue S and 83± acres from BP to IND at the southwest corner of Division Street and Avenue O; GPA 00-02 A through C amended 4.5 acres from OC and CM to PF and .55 acres from SFR-3 to NC to reflect developed conditions; GPA 02-01A&B amended 40 ac. From SFR1 to OS and 33 ac. From SP4 to OS to construct two voter-approved park sites; and GPA 03-02 amended 2.5 acres from OS to RC adjacent to the A.V. Country Club. GPA 03-04A amended 10 acres from NC to SFR-3; GPA 03-04B amended 13.65 acres from RC to CC; GPA 03-07 amended 15.23 acres from SFR-3 to CC, GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office 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 to CC; GPA 05-03 on 5.44 acres from OC to MR and on 27.04 acres from OC to CC; GPA 06-02 on 8.6 acres from OC to CC, 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 to NC 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 to NC located approximately 600 feet north of the northeast corner of Avenue R and 47th Street East, and GPA 06-3 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).</p>
Circulation (4 Amendments)	<p>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; and GPA 97-1 changed the designation on certain roadway segments.</p>
Public Services (4 Amendments)	<p>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; and GPA 97-3 provided policies regarding telecommunication facilities. GPA 04-05 was an update of the Public Services Element.</p>
Housing (5 Amendments)	<p>GPA 93-2 revised programs which related to transitional housing and emergency shelters; GPA 94-6 updated the status of housing programs and established a "senior housing target area" downtown; GPA 96-3 represented an overall update to the element, updating housing programs and demographic and development statistics; and GPA 00-01, update of the General Plan Housing Element for the planning period 2000-2005. GPA 04-04 minor amendment to the Housing Element.</p>
Safety (2 Amendments)	<p>One Amendment: GPA 93-2 added a policy regarding development near hazardous waste facilities. GPA 04-01 was an update of the Safety Element.</p>
Environmental Resources	<p>GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction; and 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</p>

(3 Amendments)	Environmental Resources Element.
Parks, Recreation & Trails - adopted 3/9/94 (2 Amendments)	GPA 96-6 updated the multi-use trail and bikeway plans. GPA 03-06 updated the Parks, Recreation & Trails Element.
Community Design - adopted 12/24/94 (Amendment)	GPA 97-2 modified community design policies for industrial development.
Noise (1 Amendment)	GPA 04-04 was an update of the Noise Element.