

MAR 07 2011



# PALMDALE

*a place to call home*

March 3, 2011

JAMES C. LEDFORD, JR.  
*Mayor*

MIKE DISPENZA  
*Mayor Pro Tem*

LAURA BETTENCOURT  
*Councilmember*

STEVEN D. HOFBAUER  
*Councilmember*

TOM LACKEY  
*Councilmember*

Ms. Cathy Creswell, Acting Department Director  
Department of Housing & Community Development  
1800 Third Street  
Sacramento, CA 95811-6942

**Re: Annual Report on the City of Palmdale General Plan**

Dear Ms. Creswell:

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 the General Plan. This report covers the period from January 1, 2010 through December 31, 2010 and was reviewed by the City of Palmdale City Council on March 2, 2011.

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

Sincerely,

Richard Kite  
Planning Manager

RK:sk

*Auxiliary aids provided for*

*communication accessibility*

*upon 72 hours' notice and request.*







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

**2010 Annual Report  
On  
Implementation  
Of the  
City of Palmdale General Plan**

**Reviewed on March 2, 2011  
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 2010 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 needs allocation.

Between January 1, 2010, and December 31, 2010, new housing starts totaled 153 units, which is a decrease of 41 percent over the prior year's 261 units. In 2006, a peak year, the City had 1,205 housing starts, this dropped to 879 in 2007, 534 in 2008 and 261 in 2009. Therefore, housing starts within Palmdale have dropped by approximately 87 percent between 2006 and 2010. In 2010, there were no new multi-family units which began construction during this period. Six commercial or industrial construction permits were issued during this same time period. A total of 528 miscellaneous structures, residential alternations, carports/garages, and other permits were approved in 2010 by the Building and Safety Division, an increase of 8 percent over the previous year. In total, almost \$46.5 million in construction permit valuation was issued in Palmdale during the year. This reflects a decrease of 35 percent, or over \$25.5 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 once per month. In addition, the Planning Manager acts as the Hearing Officer over Site Plan Review hearings. As shown in Table 1, a total of 47 development applications were approved in 2010, including 6 legislative acts such as General Plan Amendments, Zone Changes, and Zoning Ordinance 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 2010**

Development Application	General Plan Consistency
<ol style="list-style-type: none"> <li>1. Conditional Use Permit 09-22, establish a primary on-sale alcohol use including a nightclub, entertainment and dancing.</li> <li>2. Conditional Use Permit 10-08; legalize an existing bona fide restaurant with alcohol sales within a 6,000 sq. ft. lease space.</li> <li>3. Conditional Use Permit 10-11; establish an incidental alcohol sales use for an existing bona fide restaurant.</li> <li>4. Site Plan Review 10-10-1; construct a 29,922 sq. ft. office building, with medical, office and restaurant uses on 2.32 acres.</li> </ol>	<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>
<ol style="list-style-type: none"> <li>5. Conditional Use Permit 09-30; construct a 77,160 square foot, two story, conference center on 7.12 acres</li> </ol>	<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 and Policy L4.2.1.</p>
<ol style="list-style-type: none"> <li>6. Tentative Parcel Map 071356; subdivide 8.83 acres into 2 parcels</li> </ol>	<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>
<ol style="list-style-type: none"> <li>7. Conditional Use Permit 07-26 Major Modification; modify the hours of operation of an existing alcohol sales use within a bona fide restaurant.</li> </ol>	<p>Consistent with the Community Commercial General Plan Land Use designation, which promotes development of restaurant uses.</p>
<ol style="list-style-type: none"> <li>8. Conditional Use Permit 10-01; establish a veterinary clinic and animal hospital within an existing building.</li> <li>9. Conditional Use Permit 07-18 Time Extension; two year discretionary time extension to previously approved project for 105,796 sq. ft of commercial.</li> <li>10. Conditional Use Permit 10-03; establish alcohol sales and legalize tobacco sales within an existing commercial building.</li> <li>11. Conditional Use Permit 10-13; legalize an existing Tobacco/Smoking Product Retailer within an existing 511 sq. ft. lease space.</li> <li>12. Conditional Use Permit 10-17; establish an</li> </ol>	<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>

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<p>alcohol use within an existing 7,059 sq. ft. bona fide restaurant.</p> <p>13. Site Plan Review 7-06-5 Time Extension; 2 year discretionary time extension to previously approved project to construct a 20,916 sq. ft. multi-tenant commercial building on 1.7 acres.</p> <p>14. Site Plan Review 5-10-1; construct 72,860 sq. ft. of commercial, including restaurant, retail and medical office on 8 acres.</p>	
<p>15. Conditional Use Permit 10-02; bona fide restaurant with alcohol sales.</p> <p>16. Conditional Use Permit 10-03; establish a 3,000 square foot amusement arcade within existing mall.</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.</p>
<p>17. General Plan Amendment 09-02, Zone Change 09-02, Site Plan Review 1-07-1; amend GP designation 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), amend the Zoning on 15.39 acres from A-1-2.5 PZ (Light Agriculture Pre-Zone) to C-3 PZ (General Commercial Pre-Zone), on 4.6 acres from C-2 PZ (Office Commercial Pre-Zone) to C-3 PZ (General Commercial) and on 10.33 acres from C-2 9Officer Commercial) to C-3 (General Commercial), construct 79,805 sq. ft. of commercial on 9.47 acres</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 arterial roadways.</p>
<p>18. Site Plan Review 2-10-1; utilize an existing model home complex as on off-site model complex.</p>	<p>Design and development standards contained in the SFR-3 (Single Family Residential) zone have been incorporated into the project.</p>
<p>19. Site Plan Review 6-10-1; construct 80 detached condominiums on 12 acres</p>	<p>Design standards, grading standards, and development standards contained in the Rancho Vista Specific Plan have been incorporated into the project.</p>
<p>20. Site Plan Review 7-10-1; construct a 10,882 sq. ft. medical and general office building on 0.58 acres</p>	<p>Consistent with Office Commercial Land Use designation because it creates a professional office use, provides access from an arterial street and conforms to General Plan Community Design Element design standards.</p>
<p>21. Conditional Use Permit 09-19; construct a 4,800 square foot heavy automotive use.</p> <p>22. Site Plan Review 9-09-1; construct a 4,000 sq. ft floor covering/warehouse building on 0.37 acres.</p> <p>23. Site Plan Review 12-03-2 Time Extension; 2</p>	<p>Consistent with Policy L5.1.1.1, which permits development of lighter industrial uses and more intensive service and commercial uses within the Commercial Manufacturing Land Use designation.</p>

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<p>year discretionary time extension to previously approved project to construct an 11,900 sq. ft. machine shop and manufacturing building on 1.25 acres.</p>	
<p>24. Site Plan Review 8-09-2; add a 976 sq. ft. automated car wash to an existing convenience store with gasoline sales on a portion of a 1.09 acre site.</p>	<p>Consistent with Commercial designation of the Joshua Hills Specific Plan and GP Policy L4.2.1 which encourages commercial locations accessible from major intersections.</p>
<p>25. Conditional Use Permit 09-26; construct an 80-foot high telecommunications monopole designed for up to 4 carriers. 26. Conditional Use Permit 10-07; construct a 55 foot high major telecommunications facility with a 488 square foot equipment enclosure. 27. Conditional Use Permit 10-09; construct a 98 foot high wireless telecommunications facility with two 650 square foot equipment enclosures. 28. Conditional Use Permit 10-05; construct a 65 foot high monopole and a 184 square foot equipment enclosure. 29. Conditional Use Permit 01-11 Major Modification; increase the height of an existing telecommunications facility by 19 feet, include an additional carrier and a 126 square foot equipment enclosure. 30. Conditional Use Permit 10-12; construct a 65 foot high major telecommunications facility with a 400 square foot equipment enclosure.</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>31. Tentative Tract Map 068332; subdivide 10 acres into 32 single-family lots. 32. Tentative Tract Map 064174; subdivide 2.1 acres into 21 single-family lots. 33. Tentative Tract Map 071093; subdivide 2.54 acres into 8 single-family lots.</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>
<p>34. Tentative Parcel Map 071222 and Conditional Use Permit 07-23; combine 2 parcels into one and develop a 24-hour convenience store with alcohol, tobacco and gasoline sales, a self service car wash, light auto repair and multi-tenant lease space.</p>	<p>Industrial Land Use designation permits a variety of land uses in compliance with General Plan Community Design Element design standards.</p>
<p>35. Conditional Use Permit 05-22 Major Modification; add 44.5 acres of mine area for a total of 324 acres, add a future concrete products plant, a future asphalt plant, a future lime marination plan, future recycling plant</p>	<p>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.</p>

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and allow 24-hour operations.	
<p>36. Site Plan Review 3-10-1; construct a 3 megawatt ground mounted solar PV facility on 19.7 acres.</p> <p>37. Site Plan Review 5-10-2; construct a 2 MW ground mounted solar PV facility on 17 acres.</p>	Consistent with the Industrial Land Use designation because it creates parcels sufficient in size to accommodate industrial and supportive commercial uses, provides access from an improved right-of-way.
<p>38. Variance 10-02; a reduction in the required lot width for TTM 071093.</p> <p>39. Variance 10-01; reduction in the required setbacks along 47<sup>th</sup> Street East.</p>	Variance applications require consistency only with the provisions of state law and the Zoning Ordinance.
<p>40. General Plan Amendment 09-04; amend the Public Services Element Objective 2.2 and related policies to allow 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.</p>	Consistent with the intent of the General Plan to allow for ongoing review and revision of the plan to meet the changing needs of the community and to reflect continued effectiveness of the General Plan because the proposed amendment updates information to current conditions.
<p>41. Zoning Ordinance Amendment 10-01 an Specific Plan Amendment 10-01; amend and add definitions for various types of uses buying and selling used merchandise, provision of new standards for such uses, allowing the purchase and sale of used merchandise within the Palmdale Trade and Commerce Center Specific Plan.</p>	Consistent with Policy S4.1.1 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. Conforms to Section 1.5.1 of the Specific Plan that allows regulations not specifically covered within the Specific Plan to be governed by applicable City regulations including the Municipal Code and Zoning Ordinance
<p>42. Specific Plan Amendment 09-02; amend use designation from Urban High Residential 918-26 du/ac) to Urban Residential (3.1-6 du/ac).</p>	Conforms with Section 4.2 of the Rancho Vista Specific Plan in allowing for ongoing review and revision of the plan to meet the changing needs of the community and is consistent with General Plan Policy L3.2.1 and with the General Plan Land Use Map.

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Summary of approved development applications for year 2010 is shown below:

<b>Type</b>	<b>Units or Building Size</b>	<b>Acreage</b>
Single Family Residential	47 lots	16.64
Multi Family (condos)	80	12
Commercial/ Retail/Service	247,619 sq.ft.	28.51
Industrial	20,700 sq.ft.	2.08
Public Facilities	77,160 sq.ft.	7.12
Religious Assembly	0	0
Quarry		44.5
Telecommunications	6	
PV Solar Facilities	5 Megawatts	36.7
Alcohol	8	
Tobacco	1	
Other Use Permits	2	

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, two General Plan Amendments were approved during the year as noted in Attachment 1. Amendment such as these keep 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 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.

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 2010, 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 overpass and right-of-way acquisition. Federal, state and local government project in design, environmental review process commenced in 2009.
- 20<sup>th</sup> Street West at Amargosa Creek: Improvement of 20<sup>th</sup> 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.

- Tierra Subida Avenue Corridor Improvements: Roadway improvements along Tierra Subida Avenue from the new Palmdale Regional Medical Center site south to Avenue S. Phase 2 of this three-phase project will commence in the first quarter of 2011.
- 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.

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 2010 to implement the Public Services Element include the following:

- 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.
- Wireless Master Plan Study: Preparation of a plan to facilitate future network expansion of wireless communication sites while decreasing blight throughout the City.

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 local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation.

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 2010:

- Rental Housing Inspection Program: The Building and Safety Division 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 is currently developing land connecting the civic center with the City's existing Courson Park for affordable 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 and the second phase, 78 senior units, opened in 2009. A new 14,000 square foot senior center opened in 2010. The park is under construction.
- Palmdale Regional Hospital Senior Housing: This proposed 80 senior housing project will compliment the new Palmdale Medical Center located on Tierra Subida Avenue south of Palmdale Boulevard that completed construction and opened in 2009. The Palmdale Medical Center opened in 2010.
- 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. In 2007, the City approved applications for two four story apartment complexes (78 units each) and 121 townhomes with attached garages to be constructed in four phases, for sale to

qualifying homeowners with very low, low, and moderate incomes on 10.59 acres.

- Neighborhood Stabilization Program: Grantees must ensure, to a maximum 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 2010, the City purchased 10 properties within this category. 25 percent of the funds must be used to house individuals and families whose incomes do not exceed 50 percent of area median income; the City has purchased 23 properties that meet these qualifications in 2010.

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). Government Code Section 66583 requires this goal 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 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 (RHNA<sup>1</sup>)**

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 three 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. In addition, the availability of water services for new development will also curtail the ability to meet the RHNA allocations.

**Table 3. New Housing Units Constructed by Income Level**

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

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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
2009				261	261
2010				153	153
<b>TOTAL:</b>	<b>57</b>	<b>326</b>	<b>39</b>	<b>3,032</b>	<b>3,454</b>

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 LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL
Single Family Rehabilitation Program				
Mortgage Assistance Loans				
Mobile Home Grants**				
Mobile Home Rehabilitation Loan				
Emergency Grants*	5	1		6
Neighborhood Improvement Program	20	9	17	46
Neighborhood Stabilization Program		10	23	33
<b>TOTAL:</b>	<b>25</b>	<b>20</b>	<b>40</b>	<b>85</b>

\* 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 298 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.

- Climate Action Plan: The City is developing a plan that will contain a greenhouse gas emissions inventory of community-wide and municipal operations, a discussion of climate change impacts to the City, measurable goals and policies to reduce emission in the transportation, land use, energy and waste sectors, General Plan and Zoning Ordinance updates to incorporate climate action and renewable energy.

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.

**Attachment 1: List of General Plan Amendments Approved Since 1993**

Element	Amendments
<p>Land Use (33 Amendments)</p>	<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 45<sup>th</sup> 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 10<sup>th</sup> 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 5<sup>th</sup> 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 &amp; B amended 13+ acres from SFR-3 to CC for development of a 33-acre community retail shopping center at 47<sup>th</sup> 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&amp;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 42<sup>nd</sup> 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 47<sup>th</sup> 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); GPA 08-04 amended 18.07 acres from SFR-3 to CC (Community Commercial) on the northwest corner of Rancho Vista Boulevard and 15<sup>th</sup> 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 10<sup>th</sup> Street West and 11<sup>th</sup> Street West, Avenue O-4 to 660 feet north of Avenue O.</p>
<p>Circulation (4 Amendments)</p>	<p>GPA 93-2 corrected the right-of-way designation for 6<sup>th</sup> 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>
<p>Public Services (5 Amendments)</p>	<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; 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.</p>

Housing (5 Amendments)	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.
Safety (2 Amendments)	One Amendment: GPA 93-2 added a policy regarding development near hazardous waste facilities. GPA 04-01 was an update of the Safety Element.
Environmental Resources (3 Amendments)	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 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.





# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: City of Palmdale  
Reporting Period: 01/01/2010 - 12/31/2010

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHINA which meet the specific criteria as outlined in GC Section 65883.(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	TOTAL UNITS	
(1) Rehabilitation Activity	20	9	17	46	Program H7.A - Neighborhood Improvement Program
(2) Preservation of Units At-Risk	5	1		6	Program H2.C - Emergency Grant program
(3) Acquisition of Units		10	23	33	Neighborhood Stabilization Program - Title II, Division B of Housing and economic Recovery Act of 2008
(5) Total Units by Income	25	20	40	85	

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	153		0	0	0	153	0

\* Note: This field is voluntary







**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Palmdale  
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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
		Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers in the form of \$25,000 due-on-sale soft second loans for down payments.	2005	Ongoing
	Comprehensive Neighborhood Improvement Program	Improve the quality of selected low and moderate income single family neighborhoods by enforcing compliance with building, safety, health, fire and other regulations	2005	Program ongoing, 46 grants funded in 2010
	Density Bonus Ordinance	Provide a 25% bonus for developers who make 10% of units affordable to very low income or 20% of units to households earning less than 60% of median income	2005	Ordinance updated 2005, program ongoing
	Second Unit Ordinance	Approved second units pursuant to Government Code Section 65852.1-65852.2	2005	Ordinance updated 2009, program ongoing
	Single Family Rehabilitation Loan Program	Provide rehabilitation loans to owner-occupants of single family houses and mobile homes who earn 80% or less of area median income	2005	Ongoing
	Multifamily and Single Family Rental Unit Rehabilitation Program	Low-interest loans to owners of single and multifamily rental properties	2005	Ongoing
	Emergency Grant Program	One-time grants for housing repairs to very low income (50% of median or less) owner-occupants of single family mobile homes.	2005	Ongoing, 9 grants funded in 2009
	Temporary Dependent Housing Units	Permit temporary dependent housing units in single family zone subject to administrative approval	2005	TDH permitted within Single Family Residential (R-1) and Medium Residential (R-2) zones with administrative approval



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Palmdale		
Reporting Period	01/01/2010 - 12/31/2010		
Senior Housing Construction Program	Acquire land and provide financing for affordable senior housing at Courson (approximately 200 units) and at Palmdale Medical Center.	2005	Courson Connection project - Phase 1, 75 senior units, opened in 2008 and Phase 2, 78 senior units, opened in 2009. Palmdale Regional Hospital Senior Housing - 80 senior units opened in 2009.
South Antelope Valley Emergency Services Program (SAVES)	Provide administrative funding to program which provides services referrals, motel vouchers, emergency food and clothing to homeless and very low income individuals and families.	2005	Funding of program is ongoing
Multifamily Access Inspection	Annual or biannual inspections of multifamily housing units for compliance with accessibility.	2002	Program is operational and ongoing through the Building and Safety Department
Partners Against Crime (PAC)	Coordinates activities of code Enforcement, Housing, Sheriff's department, Public Safety, Public Works, Fire Department and LA County Health Services to address multiple problems of crime and poor property management and maintenance in multifamily housing.	2005	Program operational and ongoing



**ANNUAL ELEMENT PROGRESS REPORT**  
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Jurisdiction City of Palmdale  
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General Comments:

