

PALMDALE

a place to call home

March 13, 2012

JAMES C. LEDFORD, JR.
Mayor

STEVEN D. HOFBAUER
Mayor Pro Tem

LAURA BETTENCOURT
Councilmember

MIKE DISPENZA
Councilmember

TOM LACKEY
Councilmember

Mr. Linn Warren
Department Director
Department of Housing & Community Development
1800 Third Street
Sacramento, CA 95811-6942

38300 Sierra Highway

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

Palmdale, CA 93550-4798

Dear Mr. Warren:

Tel: 661/267-5100

In accordance with Section 65400 of the Government Code, enclosed is 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, 2011 through December 31, 2011 and was reviewed by the City of Palmdale City Council on March 7, 2012.

Fax: 661/267-5122

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

TDD: 661/267-5167

Housing Policy Department
Received on:

Sincerely,

MAR 15 2012

Richard Kite
Planning Manager

RK:sk

Enclosure

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

2011 Annual Report
on the Implementation of the
City of Palmdale General Plan

Reviewed by the City Council
on March 7, 2012
Agenda Item 7.9

Prepared by
City of Palmdale Planning Department

Table of Contents

Chapter 1 – Introduction

A.	Purpose of the Annual Report.....	1
B.	Purpose of the General Plan.....	1
C.	Status of the Adopted Elements of the City's General Plan.....	1

Chapter 2 – Development Activity Summary

A.	Residential Building Permits.....	6
B.	Commercial/Industrial and Miscellaneous Building Permits.....	7
C.	Development Approvals by the Planning Department.....	7

Chapter 3 – Implementation of the General Plan

A.	Land Use Element.....	13
B.	Circulation Element.....	14
C.	Environmental Resources.....	15
D.	Public Services Element.....	16
E.	Safety Element.....	16
F.	Noise Element.....	17
G.	Parks, Recreation and Trails Element.....	17
H.	Community Design Element.....	17

Chapter 4 – Housing Element

A.	Goal H1 – Promote the Construction of New Housing Affordable to all Income Groups.....	19
B.	Goal H2 – Preserve and Improve the Existing Supply of Affordable housing.....	20
C.	Goal H3 – Remove Government Constraints on Housing.....	20
D.	Goal H4 – Promote Equal Housing for all Persons Regardless of Race or Color, Religion, Sex, Familial Status, Ancestry or Handicap.....	20
E.	Goal H5 – Adequately House Households with Special Needs.....	21
F.	Goal H6 – Implement Energy and Water Conservation Measures.....	22
G.	Goal H7 – Enhance the Vitality and Safety of Existing Residential Neighborhoods.....	22
H.	Goal H8 – Promote Neighborhood Versatility by Encouraging a Mix of New Housing Alternatives to Increase Affordability and Promote Home Ownership.....	23
I.	Neighborhood Stabilization Program.....	23
J.	2011 RHNA Progress.....	23

Appendices

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

Chapter 1 – Introduction

A. Purpose of the Annual Report

Government Code Section 65400 requires that all California cities provide a yearly report on the status of the General Plan and how it is progressing toward implementation of its stated goals. The City is required to submit the Annual Report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 each year. The Annual report provides a means to monitor the success of implementing the General Plan and determined if changes need to be made in the plan or its implementation programs.

B. Purpose of the General Plan

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

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

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

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

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

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

- development of a 33-acre community retail shopping center at 47th Street East and Avenue S and 83± acres from BP (Business Park) to IND (Industrial) at the southwest corner of Division Street and Avenue O;
- GPA 00-02 A through C amended 4.5 acres from OC (Office Commercial) and CM (Commercial Manufacturing) to PF (Public Facility) and .55 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) to reflect developed conditions;
- GPA 02-01A&B amended 40 acres from SFR1 (Single Family Residential, 0-2 du/ac) to OS (Open Space) and 33 acres from SP4 (Specific Plan – Joshua Hills) to OS (Open Space) to construct two voter-approved park sites;
- GPA 03-02 amended 2.5 acres from OS (Open Space) to RC (Regional Commercial) adjacent to the A.V. Country Club;
- GPA 03-04A amended 10 acres from NC (Neighborhood Commercial) to SFR-3 (Single Family Residential, 3.1-6 du/ac);
- GPA 03-04B amended 13.65 acres from RC (Regional Commercial) to CC (Community Commercial);
- GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office Commercial);
- GPA 03-07 amended 15.23 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial);
- GPA 04-03 to amend .76 acres from CC (Community Commercial) to CM (Commercial Manufacturing);
- GPA 05-04 amended 8.6 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 05-03 on 5.44 acres from OC (Office Commercial) to MR (Medium Residential) and on 27.04 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 06-02 on 8.6 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 07-01A amended 110 acres from BP (Business Park), CM (Commercial Manufacturing), IND (Industrial), MFR (Multi-Family Residential), and MR (Medium Residential) to Specific Plan 18-Palmdale Transit Village Specific Plan;
- GPA 07-01B amended 8 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) on the north side of Avenue S, between the alignments of Springfield Street and 42nd Street East;
- GPA 07-02 amended 5.01 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (neighborhood Commercial) located approximately 600 feet north of the northeast corner of Avenue R and 47th Street East;
- GPA 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 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial) on the northwest corner of Rancho Vista Boulevard and 15th Street East;

GPA 09-01 amended 613.4 acres from SP-10 (Palmdale Business Park Specific Plan) to IND (Industrial);

GPA 09-03 amended the land use on 540 acres from SP-17 (College Park Specific Plan) and PF-2 (Public Facility – School) to SP-17 (Foothill Ranch Specific Plan) and amended Policy L7.1.9 referencing the College Park Palmdale Specific Plan,

GPA 09-02 amended the land use on 15.39 acres from ER (Equestrian Residential) to CC (Community Commercial) and on 14.93 acres from OC (Office Commercial) to CC (Community Commercial) between 10th Street West and 11th Street West, Avenue O-4 to 660 feet north of Avenue O.

2. Circulation Element (adopted January 25, 1993)

GPA 93-2 corrected the right-of-way designation for 6th Street East;

GPA 94-3 corrected errors on the circulation map;

GPA 95-3 updated the circulation map and adopted street cross-sections;

GPA 97-1 changed the designation on certain roadway segments.

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

GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction;

GPA 98-3 amended the list of designated scenic highways to include the Antelope Valley Freeway south of Rayburn Road;

GPA 04-01 was an update of the Environmental Resources Element;

GPA 11-02 added a goal, objective and policies related to renewable energy.

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

GPA 93-2 eliminated a reference to adoption of the Hazardous Waste Management Plan as an element of the General Plan;

GPA 94-3 updated information regarding schools;

GPA 97-3 provided policies regarding telecommunication facilities;

GPA 04-05 was an update of the Public Services Element;

GPA 09-04 allowed the limited use of private sewage disposal systems for renewable energy projects located on sites with an IND (Industrial)

designation in the eastern portions of the City and for aggregate mining and aggregate related uses on properties in the MRE (Mineral Resource Extraction) designation of the City.

5. Safety Element (adopted January 25, 1993)

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

6. Noise Element (adopted January 25, 1993)

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

7. Housing Element (originally adopted January 25, 1993, last major update adopted April 11, 2001)

GPA 93-2 revised programs that 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;
GPA 00-01 updated of the Housing Element for the planning period 2000-2005.
GPA 04-04 was a minor amendment to the Housing Element.

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

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

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

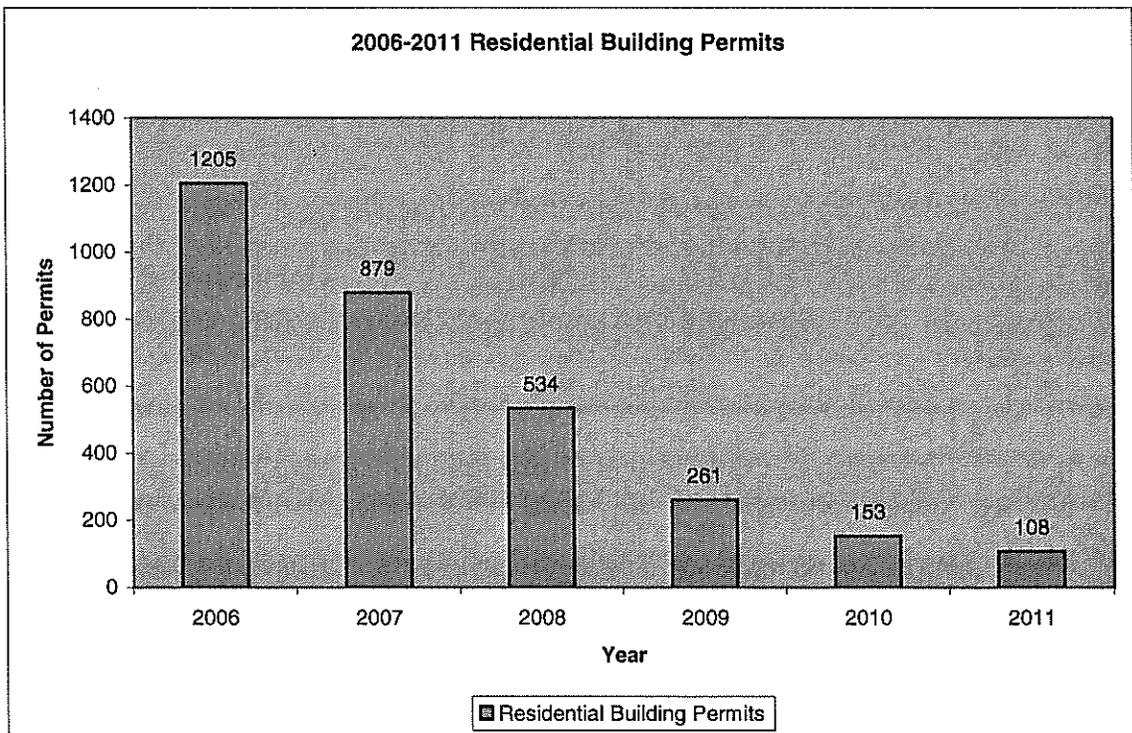
GPA 97-2 modified community design policies for industrial development.

Chapter 2 – Development Activity Summary

New development can be a good measure of the effectiveness of a City's General Plan; therefore, the 2011 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.

A. Residential Building Permits

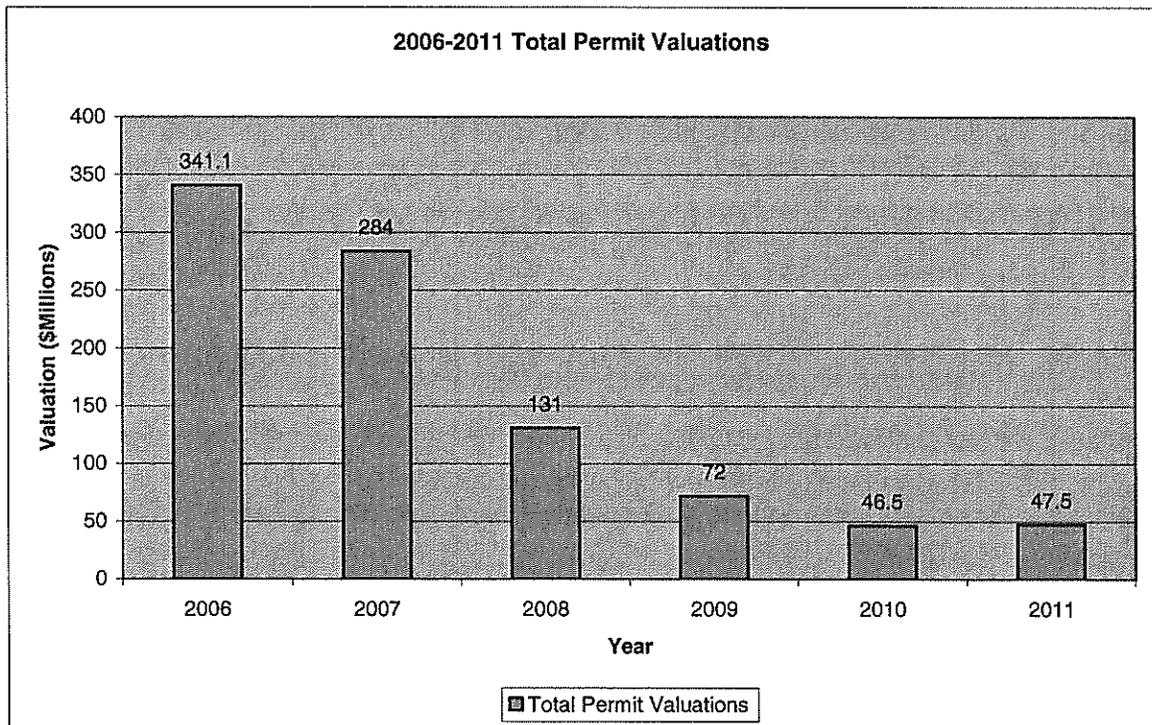
Between January 1, 2011, and December 31, 2011, new single family housing starts totaled 108 units, which is a decrease of 29.5 percent over the prior year's 153 units. In 2006, a peak year, the City had 1,205 housing starts; this number has declined every year since. Therefore, as, shown in the table below, housing starts within Palmdale have dropped by approximately 91 percent between 2006 and 2011.



In 2011, no building permits for multi-family units were issued.

B. Commercial /Industrial and Miscellaneous Building Permits

Nine commercial or industrial construction permits were issued during 2011. A total of 590 miscellaneous structures, residential alterations, carports/garages, and other permits were approved in 2011 by the Building and Safety Division, an increase of 11 percent over the previous year. In total, almost \$47.5 million in construction permit valuation was issued in Palmdale during the year. This reflects an increase of 2 percent, or \$1 million, more than the prior year's total permit valuation.



C. Development Approvals by the Planning Department

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 2011.

Table 1 - Development Activities/Projects Approved in 2011

Development Application	General Plan Consistency
<ol style="list-style-type: none"> 1. Conditional Use Permit 96-03 Major Modification, establish an incidental on-sale alcohol sales use within an existing family entertainment center. 2. Conditional Use Permit 11-02; establishment of a 24-hour ambulance station. 3. Conditional Use Permit 11-003; establish a convenience store with tobacco sales. 4. Conditional Use Permit 11-013; establish an incidental on-sale alcohol use within an existing building. 5. Conditional Use Permit 11-010; establish an incidental on-sale alcohol use within an existing building. 6. Conditional Use Permit 08-06 Time Extension; two-year discretionary time extension to previously approved project for a 123 room, 81,855 square foot hotel on 3.26 acres. 7. Conditional Use Permit 11-014; establish an incidental on-sale alcohol use within an existing building. 8. Conditional Use Permit 11-015; construct a commercial office and retail building totaling 11,323 square feet, including a proposed convenience store with alcohol and tobacco sales on 2.57 acres 	<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"> 9. Conditional Use Permit 98-12; modification and expansion of the Antelope Valley Landfill 	<p>Consistent with General Plan Land Use Map, which identifies the project area as PF-Landfill, including sanitary landfills as a permitted use which will serve the residents of Palmdale and the Antelope Valley region and the project as proposed will provide additional landfill capacity for the residents and surrounding community. The landfill is also consistent with the City's Solid Waste Management Plan siting section which identifies the existing AVPL I and II. Further, the existing AVPL I and II as well as the proposed expansion area between the two landfills is identified and considered in the Los Angeles County Countywide Integrated Waste Management Plan.</p>

<p>10. Density Bonus Agreement 06-01 Amendment Number 2; allow a 77% density bonus for the existing 81 unit very low, low and moderate income senior housing project.</p>	<p>Consistent with Goal H1: Promote the construction of new housing affordable to all income groups, Policy H1.1.2: Encourage the development of new affordable units through the provision of incentives, Policy H1.1.3: Encourage the development of housing affordable to lower income groups in areas well served by public transportation, school, retail and other services. Complies with Program H1.B Density Bonus Ordinance that provides a bonus for housing developers that provide housing for very low and low income senior residents that meet the income requirements in accordance with California Government Code Section 65915.</p>
<p>11. Conditional Use Permit 06-05 Time Extension; two-year discretionary time extension to previous approved CUP to construct 44,863 square feet of retail building on 12.2 acres.</p> <p>12. Site Plan Review 5-10-1 Major Modification; modify previously approved project for a commercial center to include restaurant, retail, and medical office uses consisting of two (2) buildings totaling 17,483 square feet on 2.1 acres.</p> <p>13. Conditional Use Permit 10-14; legalize and expand the existing arcade and restaurant.</p> <p>14. Conditional Use Permit 00-03 Major Modification No. 4; establish Incidental On-Sale alcohol use within an existing banquet hall, and permit a performing arts studio.</p> <p>15. Conditional Use Permit 11-009; establish a convenience store with alcohol sales.</p> <p>16. Conditional Use Permit 11-018; establish a bona fide restaurant with alcohol sales in an existing building.</p> <p>17. Conditional Use Permit 11-020; establish a full service market with alcohol and tobacco sales.</p> <p>18. Site Plan Review 10-10-2; establish a medical office use within an existing 4,000 square foot building on a 2.6 acre parcel.</p> <p>19. Conditional Use Permit 11-019; establish a 24-hour ambulance station.</p>	<p>Consistent with the Community Commercial General Plan Land Use designation, which promotes development of retail and service uses which primarily serve the local market.</p>

2011 Annual Report on the
Implementation of the General Plan

<p>20. Conditional Use Permit 11-01; bona fide restaurant with alcohol sales.</p> <p>21. Conditional Use Permit 11-021; establish use buying secondhand gold.</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>22. Conditional Use Permit 08-15 Time Extension; develop a 106,859 square foot continuum care facility of assisted living, memory care, and skilled nursing on 10.73 acres, to be developed in 3 phases. The Minor Exception is a request for a reduction in the required front yard landscape setback along the project's frontage.</p>	<p>Design standards, grading standards, and development standards contained in the Rancho Vista Specific Plan have been incorporated into the project.</p>
<p>23. Site Plan Review 10-10-3; construct a 1.5 MW ground mounted solar PV facility on 23 acres.</p> <p>24. Site Plan Review 10-10-4; construct a 4 MW ground mounted solar PV facility on 40 acres.</p> <p>25. Site Plan Review 10-10-5; construct a 1.5 MW ground mounted solar PV facility on 19.4 acres.</p> <p>26. Site Plan Review 11-10-1; construct a 20 MW ground mounted solar PV facility on 155 acres.</p> <p>27. Site Plan Review 12-10-1; construct a 5.17 MW ground mounted solar PV facility on 59.9 acres.</p> <p>28. Site Plan Review 11-006; construct a 20-26 MW ground mounted solar PV facility on 160 acres.</p> <p>29. Site Plan Review 11-005; construct a 34 MW ground mounted solar PV facility on 150 acres.</p> <p>30. Site Plan Review 11-007; construct a 1.5-2 MW ground mounted solar PV facility on 20 acres.</p>	<p>Consistent with Goal ER9: Promote solar power as an alternative energy source while protecting natural resources and Objective ER9.1: Support the growth of the solar power as a renewable energy source in the City of Palmdale.</p>
<p>31. Site Plan Review 11-001; construct 156 apartments and 121 town homes on 10.59 acres in the Palmdale Transit Village Specific Plan.</p>	<p>Consistent with the General Plan Land Use Policy L3.2.2 which encourages the location of senior and multifamily housing to areas accessible to public transportation, supportive commercial use and community facilities and Policy L3.5.1 ensuring design standards for multifamily development which will create safe, convenience, attractive environment with</p>

2011 Annual Report on the
Implementation of the General Plan

	open space and on-site recreational amenities. Promotes construction of new housing affordable to all income groups pursuant to Housing Element Goal H1; encourages development of housing affordable to lower income groups in areas well served by public transportation, school, retail and other services pursuant to Policy H1.1.3.
<p>32. Conditional Use Permit 10-06; construct a 70-foot high telecommunications monopole.</p> <p>33. Conditional Use Permit 11-005; construct a 66-foot high major telecommunications facility.</p> <p>34. Conditional Use Permit 11-016; construct a 75-foot high wireless telecommunications facility.</p> <p>35. Conditional Use Permit 11-012; construct a 65-foot high wireless telecommunications facility.</p> <p>36. Conditional Use Permit 11-007; construct a 75-foot high wireless telecommunications facility.</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>37. Tentative Tract Map 071357; subdivide 37.94 acres into 99 single-family lots.</p> <p>38. Tentative Tract Map 060431; subdivide 75 acres into 151 single-family lots.</p> <p>39. Tentative Tract Map 060886; subdivide 15.69 acres into 34 single-family lots.</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>40. Conditional Use Permit 11-008; establish a heavy recycling facility within an existing 48,000 square foot building on 8.8 acres.</p> <p>41. Site Plan Review 11-004; phased expansion to the existing 11.94-acre City of Palmdale Public Works Central Maintenance Yard facility, including 53,500 square feet of new construction and canopies of 3,200 square feet.</p>	Industrial Land Use designation permits a variety of land uses in compliance with General Plan Community Design Element design standards.
<p>42. Site Plan Review 11-002; establish a landscape material supply sales use on 1.75 acres.</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>43. Conditional Use Permit 10-18; add 44</p>	Consistent with the General Plan Land Use

2011 Annual Report on the
Implementation of the General Plan

acres of mine area for a total of 280 acres.	designation of MRE (Mineral Resource Extraction) and Goal ER6 with ensure an adequate supply of mineral resources to meet long-term regional construction needs.
44. Conditional Use Permit 08-04; construct 124,849 square foot religious assembly use on 12.92 acres.	Consistent with the Single Family Residential Land Use designation which permits the establishment of church uses and accessory daycare facilities serving the residences of the adjacent community and complies with the special development standards established for church and daycare facilities.
45. Conditional Use Permit 95-12 Major Modification; add 8,660 square feet to an existing religious assembly use.	
46. Variance 11-01; a reduction in the required setbacks for CUP 95-12 MM.	Variance applications require consistency only with the provisions of state law and the Zoning Ordinance.
47. Conditional Use Permit 11-006; develop a 12.3 acre public park.	Consistent with Goal L6: Plan for and reserve land to accommodate uses needed for public benefit, including open space, recreation, public improvements, schools and community facilities.

Table 2 – Summary of Development Activities/Projects Approved in 2011

Type	Units or Building Size	Acreage
Single Family Residential	284 lots	128.63
Multi Family	277 units	10.59
Commercial/ Retail/Service	262,383 square feet	30.86
Industrial		
Public Facilities	56,700 square feet	24.24
Religious Assembly	2	133,509
Quarry		44
Telecommunications	5	
PV Solar Facilities	94.17 Megawatts	627.3
Alcohol	11	
Tobacco	2	
Other Use Permits	9	

Chapter 3 – Implementation of the General Plan

A. Land Use Element

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

As shown in Table 1, a total of 47 development applications were approved in 2011. 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.

The following Zoning Ordinance text amendments, consistent with and designed to implement goals, objectives and policies of the Land Use Element, were approved in 2011:

1. Zoning Ordinance Amendment 10-03 – amending Article 88 pertaining to the regulation of banner signs.
2. Zoning Ordinance Amendment 11-01 – amending Section 27.03.B.1, Section 42.02 and Section 43.03 pertaining to the regulation of fireworks pursuant to a Temporary Use Permit.
3. Zoning Ordinance Amendment 11-02 – amending Section 95.03, vertical Antennas, setting forth application processes and development standards for the installation of amateur radio antennas.
4. Zoning Ordinance Amendment 11-03 amended various sections of the Zoning Ordinance to allow solar facilities within numerous zones and provide standards of development for utility-scale solar power generating facilities

Additionally, the City and Community Redevelopment Agency adopted an Expansion Area Amendment to the Redevelopment Plan for the Merged Project Area. The project involved an amendment to the Redevelopment Plans for the Merged Project Area to add 7,787 acres to the Merged Project Area, increasing the total acreage to 15,255 acres for the Merged Project Area. Redevelopment plans provide a means for Redevelopment agencies to encourage private reinvestment in blighted areas through provision of various forms of assistance.

Redevelopment is intended to eliminate deficiencies and cause the comprehensive planning, redesign, and reconstruction of specific areas to facilitate a higher and better utilization of land. Redevelopment is also intended to increase construction activities and employment opportunities; provide economic stimulation through commercial growth and expansion; and to increase, improve, and preserve the City's affordable housing stock and thereby make affordable housing available to persons of very low, low, and moderate income. This project was consistent with goals contained within both the Land Use and Housing Elements of the General Plan.

It should be noted that as of February 1, 2012, Community Redevelopment Agencies will be dissolved pursuant to ABX1 26.

B. Circulation Element

The Circulation Element addresses the City's plans to upgrade and expand its pedestrian walkways, surface streets, arterial and regional highways, public transportation, rail service and air service. In addition to street improvements constructed in conjunction with new development during 2011, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

1. 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.
2. 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 was completed in the 2011.
3. Avenue S Widening: Design and environmental clearance for the 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, commenced in 2011.

C. Environmental Resources Element

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.

Projects that have taken place in 2011 to implement the Environmental Resources Element include the following:

1. Palmdale Energy Action Plan: The City adopted developing a Climate Action Plan that contains 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.
2. Native Desert Vegetation Preservation: A Native Vegetation Preservation Ordinance has been in effect in Palmdale since 1989. Under the provisions of this ordinance, prior to land development Joshua trees and California Juniper are to be preserved in place or transplanted when feasible. Residents and land developers may request trees for private use on a first come, first serve basis. The City has had to implement an interest list in this regard because interest in this program has been so high.
3. Utility-Scale Photovoltaic Energy Generating Facilities: In 2011, the City approved eight separate large-scale projects for PV solar, totaling 94.17 megawatts (MW) of energy on 627.3 acres. Projects totaling 3 MW are under construction, with the first 1.5 MW project scheduled to commence operation in January 2012.

One amendment to the Environmental Resources Element was adopted in 2011:

1. General Plan Amendment 11-02 amended the Environmental Resources Element of the City's General Plan to include a goal, objective and policies promoting both small and large scale solar facilities within the City.

D. Public Services Element

The Public Services Element presents a plan for ensuring that services and infrastructure including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services will be available to permit orderly growth and promote public health, safety and welfare. All new development is required to provide infrastructure improvements in accordance with adopted City standards. Major projects that have taken place in 2011 to implement the Public Services Element include the following:

1. Recycled Water Infrastructure: Projects out for bids include a temporary pump station and pipeline, which will install a recycled water skid-mounted pump station and a six (6) inch water line at the Palmdale Water Reclamation Plant located at 30th Street East and Avenue P-4 and the McAdam Recycled Water Irrigation Upgrade, which will abandon the existing irrigation in place and install a new recycled water irrigation system.
2. Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
3. Transit Amenities Program: Provide benches, shelters, and other amenities at AVTA bus stops.
4. Wireless Master Plan Study: Preparation of a plan to facilitate future network expansion of wireless communication sites while decreasing blight throughout the City.

E. Safety Element

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

F. Noise Element

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

G. Parks, Recreation and Trails Element

The Parks, Recreation and Trails Element of the General Plan guides future development of parks, recreational facilities, multi-use trails, bikeways and open space areas for City residents. As the City's population increases, so does the need for active park acreage. The Element identifies a need for three acres of active parkland per 1,000 residents. The amount of developed parkland the City now operates totals approximately 332.8 acres. This equates to approximately 2.17 acres of active parkland per 1,000 residents. The City owns an additional 483.1± acres of undeveloped parkland, which is anticipated to be improved as funding becomes available.

Major projects that have taken place in 2011 to implement the Parks, Recreation and Trails Element include the following:

1. DryTown Water Park – New Slide Improvements: Design and permitting for the installation of a new water slide and multiple buildings totaling 1,935 square feet for office, concessions, restrooms, equipment and storage.
2. Foothill Park: Opening of a 12.5 acre facility, including multipurpose ball field, two tot lot play areas covered by shade structures, picnic areas with BBQ grills, lighted walking path with seating areas, and restroom facility.
3. Legacy Park: Opening of a 2.2 acre park associated with the Courson Connection, Senior Center and Senior Housing projects. Facilities include bocce ball court with shade structure, croquet court, horseshoe pit, shade structures and benches, and walking trail.

H. Community Design Element

Policies contained in the Community Design Element shape the City's overall form and appearance. By continually striving to meet the policies contained in

the Element, improvements can be seen throughout the City in its functional and aesthetic quality. Establishing and maintaining high development standards is a significant way in which the Community Design Element can be implemented.

Chapter 4 – Housing Element

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

The following discussion evaluates the Housing Element goals.

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

1. New Housing Development – The City continues to gather, organize and distribute the information needed by applicants/developers, staff, the Planning Commission and City Council in a prompt manner. This is illustrated by the regular updates, distribution and public availability of the Development Summary.
2. Density Bonus Agreement - A second amendment to the Density Bonus Agreement between the City and AMCAL Cielo Azul Fund, L.P., allowing a 77 percent density bonus for 81 senior very low, low and moderate income units, was approved by the City Council on June 1, 2011.
3. Second Unit Ordinance – A Zoning Ordinance Amendment was adopted by the City Council on October 9, 2009, amending the City's requirements for second dwelling units, consistent with state law. Approval of second units is an on-going program.
4. Alternative Housing Types – No new actions were taken in 2011.
5. Mortgage Assistance Program (MAP) - No new actions were taken in 2011.
6. Mobile Home First Time Buyer Program - No new actions were taken in 2011.
7. Affordable Housing Land Bank - No new actions were taken in 2011.
8. Affordable Housing Construction Program – On December 16, 2011, bonds for the Transit Village were issued. The project will provide 156 apartment units and 121 town homes for very low and low-income individuals and families.

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

1. Single Family Rehabilitation Loan Program - No new actions were taken in 2011.
2. Multifamily And Single Family Rental Unit Rehabilitation Program - No new actions were taken in 2011.
3. Emergency Grant Program – A total of 20 Emergency Grants were funded in 2011; 13 were for stick built single-family residences, 7 were for single-family mobile homes.
4. Mobile Home Space Rent Control – Ongoing program to regulate increases in month to month rent costs for mobile home park spaces.
5. Enforcement of Mobile Home Park Lease Terms Ordinance – Ongoing program forbidding owners of mobile home parks to require any existing or prospective resident from signing a lease or rental agreement that exempts the space from local rent control.
6. Mobile Home Park Ownership and Rehabilitation – The reconstruction and rehabilitation of electric infrastructure of the Boulders at the Lake, a City Housing Authority owned mobile home park was funded in 2011.
7. Mortgage Revenue Bond Program - No new actions were taken in 2011.

C. Goal H3 – Remove government constraints on housing

1. Housing Impact Review – Ongoing program that evaluates the impacts on housing opportunities for each Zone Change, General Plan Amendment or Zoning Ordinance Amendment.

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

1. Fair Housing Services – The City contracts with the Housing Rights Center of Los Angeles to provide services to Palmdale residents the include public information on fair housing law, training in fair housing law for property managers, realtors and lenders, and investigation of fair housing complaints.

2. Fair Housing Affirmative Marketing Practices – Ongoing program.
3. Fair Housing Review of Zoning Code - No new actions were taken in 2011.

E. Goal H5 – Adequately house households with special needs

1. Senior Housing Development – Ongoing program.
2. Senior Housing Construction Program - Phase 4 of the Courson Connection, Senior Center and Senior Housing projects was completed in 2011. 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. The first phase, 75 senior units, opened in 2008 and the second phase, 78 senior units, opened in 2009. Phase 3, a new 14,000 square foot senior center opened in 2010, and Phase 4, a 2.2 acre park was completed in 2011.
3. South Antelope Valley Emergency Services (Saves) – Ongoing program that provides service referrals, motel vouchers, emergency food and clothing to homeless and very-low income individuals and families. SAVES moved to a new, City owned, location in 2011.
4. Homeless Persons Facilities Designation - No new actions were taken in 2011.
5. Transitional Housing Facilities - No new actions were taken in 2011.
6. Special Needs Housing Criteria - No new actions were taken in 2011.
7. Multifamily Access Inspection - Rental Housing Inspection Program is an on-going program that promotes annual or biannual inspection of multifamily housing units for compliance with accessibility provisions in force at the time the buildings were built.
8. Accessibility Guidelines – Ongoing program to enforce compliance with Title 24 requirements for handicap access during building plan check.

F. Goal H6 – Implement energy and water conservation measures

1. Energy Conservation Checklist – Ongoing program to ensure all energy conservation measures required by the Uniform Building Code are complied with.
2. Public Information About Energy and Water Conservation – The City provides direct information and links to other sites containing information on energy and water conservation, efficiency and retrofit measures.
3. Water Conservation – The City adopted an updated Water Efficient Landscaping ordinance in 2008. The Engineering and Transportation Services Division review all new landscaping plans for compliance with City standards.

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

1. Comprehensive Neighborhood Improvement Program – The City is currently working on focus Neighborhood Number 4. The program improves selected low and moderate income single family neighborhoods by providing sidewalks and streetlights, and providing loans or grants for façade improvements such as paint, new roofs, landscaping and fences.
2. Partners Against Crime – Ongoing program administered by the Public Safety and Community Relations Department. The PAC program combines the City, Palmdale Sheriff's Station, rental property owners and managers and residents into a team that focuses on keeping illegal activity out of rental property and improving the quality of life for all Palmdale residents. The PAC program focuses on neighborhood maintenance and revitalization, advancing creative and comprehensive interventions for issues such as gangs, drugs and hate crimes.
3. Palmdale Beautification program - No new actions were taken in 2011.
4. Property maintenance – The Code Enforcement Division of the Planning Department enforces ongoing compliance with Title 8 (Health and Safety) of the Palmdale Municipal Code pertaining to property maintenance.

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

1. Inclusionary Housing Program - No new actions were taken in 2011.
2. New Construction Affordability Program - No new actions were taken in 2011.
3. Mixed Use Housing - No new actions were taken in 2011.

I. Neighborhood Stabilization Program

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

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 are median income. In 2010, the City purchased 23 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 (AMI); the City has purchased 10 properties that meet these qualifications in 2010. During 2011, four of the properties sold, three within the 50 percent AMI set aside category.

J. 2011 RHNA Progress

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 3. City of Palmdale Share of the Regional Housing Needs Allocation (RHNA) January 1, 2006 - December 30, 2014

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 4 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 4. 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
2009				261	261
2010				153	153
2011				108	108
TOTAL:	57	326	39	3,140	3,562

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 5.

Table 5. 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 Rehabilitation Loan				
Emergency Grants	5	7	1	13
Emergency Grant – Mobile Home	6	1		7
Neighborhood Improvement Program				
Neighborhood Stabilization Program				
TOTAL:	11	8	1	20

It should be noted that as of February 1, 2012, Community Redevelopment Agencies will be dissolved pursuant to ABX1 26. As of January 30, 2012, SB 654, an urgency measure, is currently pending before the State Senate and seeks to allow successor agencies to retain the low and moderate income housing funds from a former Redevelopment Agency for the continued provision of affordable housing.

Appendices

Appendix 1 – Annual Element Progress Report (5 pages), State Housing and
Community Development

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

Jurisdiction City of Palmdale
Reporting Period 01/01/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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	108					108	

* Note: This field is voluntary

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

Jurisdiction City of Palmdale
Reporting Period 01/01/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006		2007		2008		2009		2010		2011		Year 9	Year 8	Year 7	Year 6	Year 5	Year 4	Year 3	Year 2	Year 1	RHNA Allocation by Income Level	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	Non-deed restricted	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9															
Very Low	Deed Restricted			53	16																	69		4,412		
	Non-deed restricted																									
Low	Deed Restricted		75	137	101																		313		2,509	
	Non-deed restricted																									
Moderate	Deed Restricted				39																		39		2,985	
	Non-deed restricted																									
Above Moderate			1,130	880	536	261	163	108															3,068		4,515	
Total RHNA by COG. Enter allocation number:			1,205	1,070	682	261	153	108															3,489		14,421	
Total Units																										
Remaining Need for RHNA Period																										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Palmdale
Reporting Period 01/01/2011 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Name of Program			
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
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	Ongoing
Density Bonus	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	One 77% density bonus agreement for 80 senior very low, low and moderate income units
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		Ongoing
Multifamily & Single Family Rental Rehabilitation Loans	Low-interest loans to owners of single and multifamily rental properties	2005	Ongoing

