

APPENDIX A

MASTER PLAN DOCUMENT

PALMDALE HOUSING OPPORTUNITY PROJECT



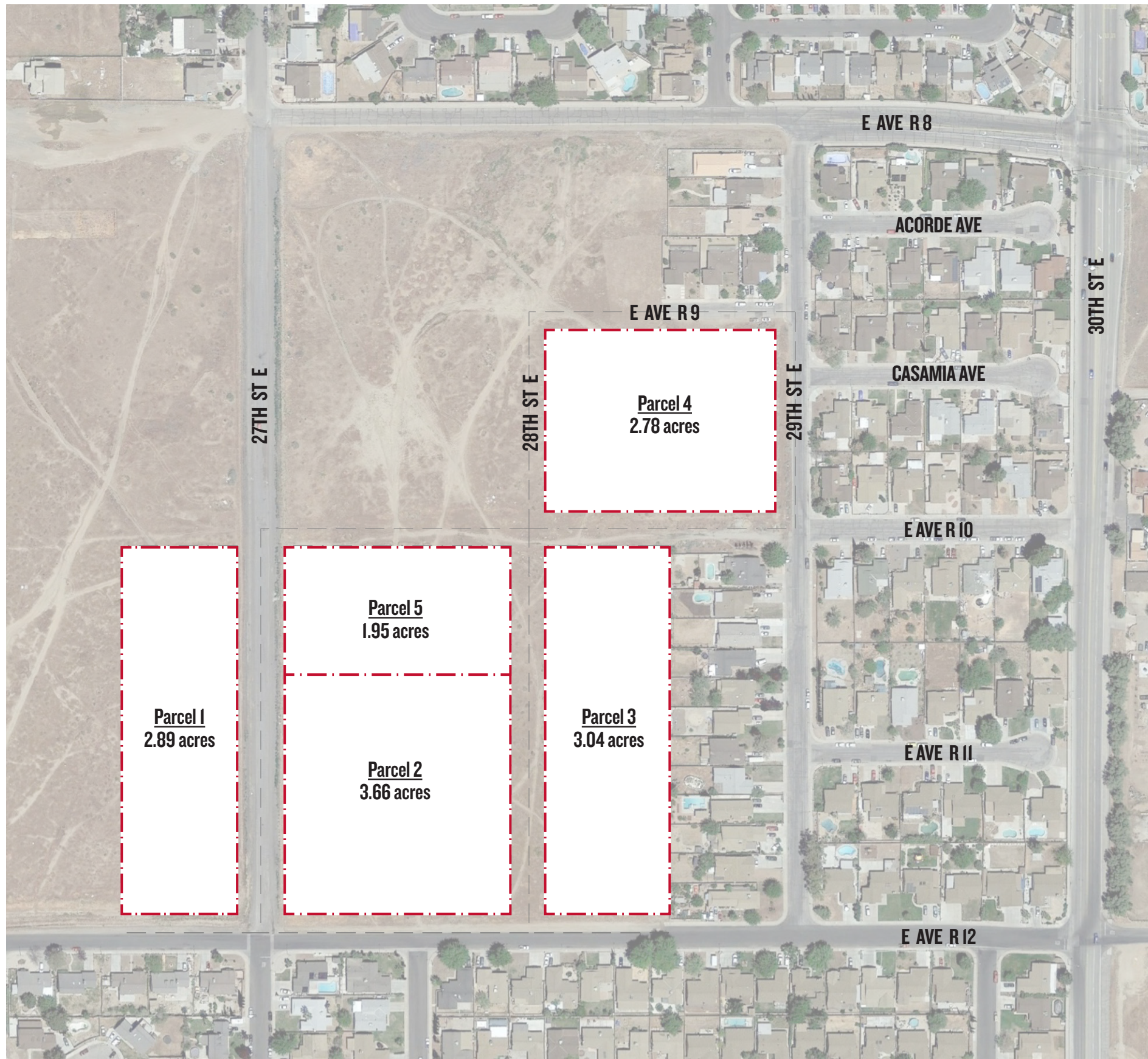
MASTER PLAN DOCUMENT
August 23, 2023

 **LESAR** DEVELOPMENT
CONSULTANTS

**VAN METER
WILLIAMS
POLLACK** LLP

Kimley»Horn

FEHR & PEERS



PARCEL SUMMARY

- Retain basic existing parcel configuration, but consolidate from 45 existing small parcels ¹ to five larger parcels
- Remove and/or reposition long alleys from existing parcel maps for more flexible development options
- Gross parcel area increases from 13.16 acres to 14.32 acres

Table 2A

PROPOSED PARCEL AREAS		Original Areas
Parcel 1	2.89 acres	2.70 acres
Parcel 2	3.66 acres	5.28 acres (includes Parcel 5)
Parcel 3	3.04 acres	2.56 acres
Parcel 4	2.78 acres	2.62 acres
Parcel 5	1.95 acres	-
TOTAL PARCEL AREA	14.32 acres	13.16 acres

¹ Original parcel APNs:

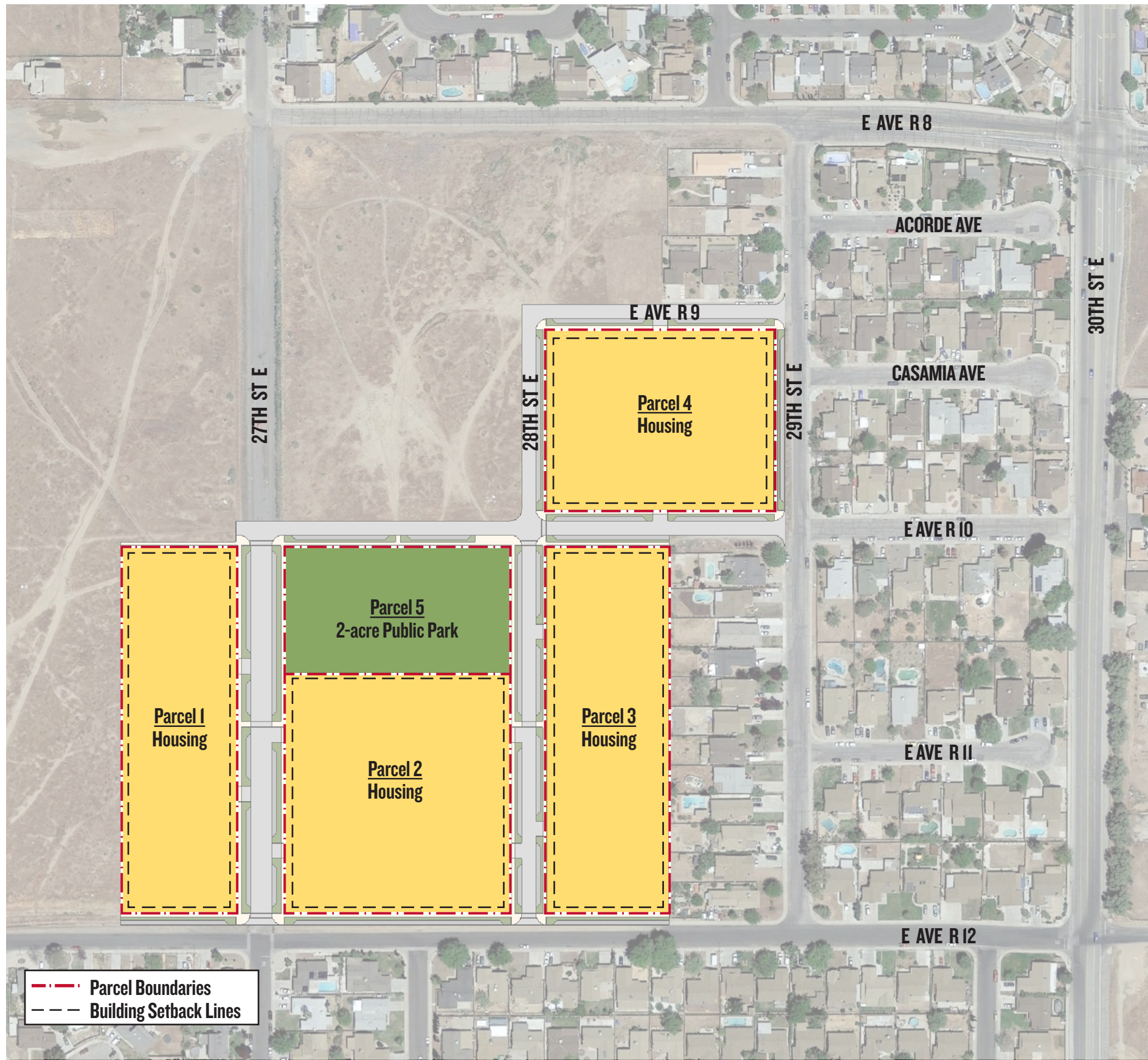
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- 3019010906, -07, -08, -09, -10, -11, -03, -12, -04, -05, -13
- 3019009900

Table 2B

RIGHTS OF WAY (ROW) ²	
27th Street East ³	80' ROW
28th Street East ³	60' ROW
29th Street East	72' ROW
East Avenue R 9	60' ROW
East Avenue R 10	60' ROW
East Avenue R 12	62' ROW

² Rights of way match existing parcel maps from LA County tax assessor's maps.

³ 27th St. E and 28th St. E rights of way have been switched so that the larger right of way applies to the more trafficked and longer street, 27th St. E.



LAND USE AND PUBLIC REALM SUMMARY

- Establish a street grid network connecting to existing streets
- Provide housing on the majority of parcels
- Create a two-acre public park that is visible and accessible from public streets
- Locate a transit stop at the northeast corner of the park along East Avenue R10

Table 3A

ZONING SUMMARY			
Project Area	14.32 acres		
Zoning Designation	Residential Neighborhood - RN2		
General Plan Designation	Residential Neighborhood - RN2 (<i>Palmdale 2045</i> www.palmdale2045.org)		
	Required per Zoning / General Plan		Provided
	Single Family	Multifamily	
Density ¹	10 - 20 dwelling units per acre (dua)		23 dua
Unit Count	143 - 286 units		330 units
FAR	n/a		0.8
Building Height Limit	40' (3 stories)		35' (3 stories) (tallest point of any roof midpoint)
Accessory Building Height Limit	17' (1 story)		13' (1 story garages and carports)
Minimum Setbacks ²	<ul style="list-style-type: none"> • Front: 5' • Street side: 5' • Interior side: 5' • Rear: 15' • Alley: 5' 	<ul style="list-style-type: none"> • Front: 15-25' • Street side: 15-25' • Interior side: 5' • Rear: 15' 	<ul style="list-style-type: none"> • Front: 10-15' • Street side: 10-12' • Interior side: 5-10' • Rear: n/a • Alley: n/a

¹ See page 6 for a summary of State Density Bonus as it relates to this project.
² See page 6 for a summary of concessions.

Table 3B

BUILDING SETBACKS	
27th Street East	12' (see street sections)
28th Street East	12'-15' (see street sections)
29th Street East	12'
East Avenue R 9	12'
East Avenue R 10	10'-12'
East Avenue R 12	10'
Parcel 1	10' interior side setback (west side)
Parcel 2	5' interior side setback (north side)
Parcel 3	10' interior side setback (east side)

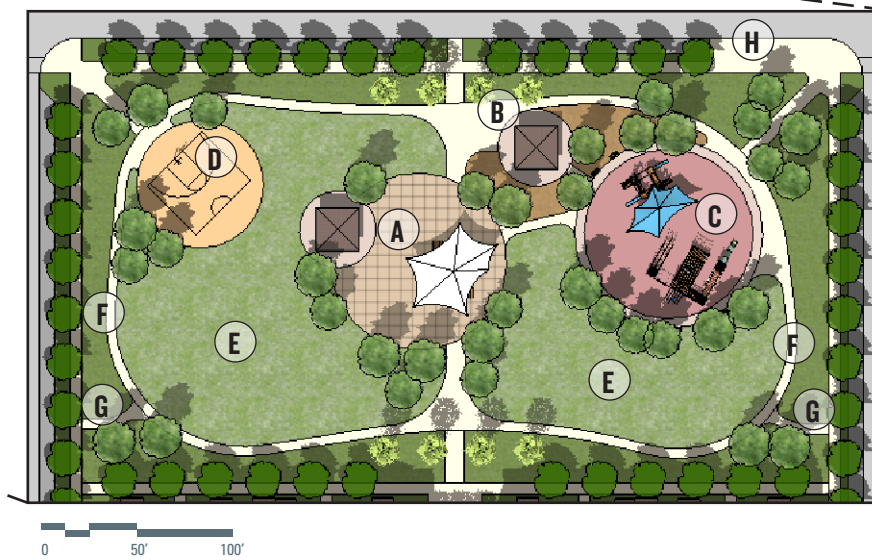


LANDSCAPE CONCEPT SUMMARY

- Create a two-acre public park that is visible and accessible from public streets
- Include neighborhood-serving amenities such as covered picnic and gathering areas, restroom facilities, playgrounds serving various age groups, a multipurpose ball court, open lawn areas for gathering, play, and events, and a perimeter loop trail
- Position small resident-serving open spaces / pocket parks throughout the development with a focus on social spaces and play areas for children
- Connect open spaces with paths, sidewalks, and street crossings where possible
- Link open spaces visually where possible
- Manage stormwater runoff via drainage basins

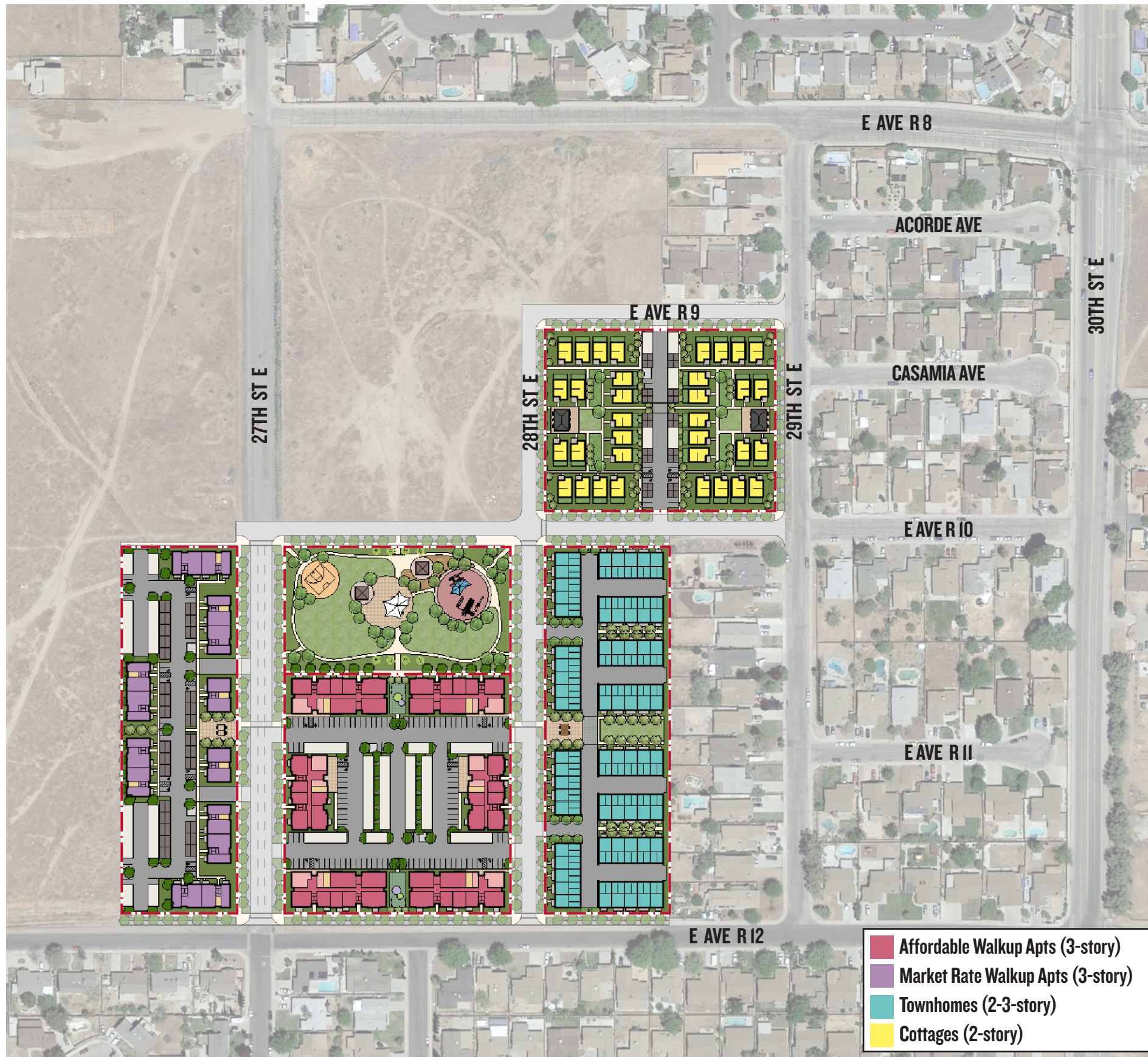
Table 4

Single Family Usable Open Space	Per RN2 zone, 200 sf of usable common open space should be provided for each single family unit. Counting Parcel 3 and 4's pocket parks there is 276 sf of usable common open space per single family unit. In addition, each unit has at least 100 sf of usable private open space in the form of back yards, front porches, front yards, or a combination thereof.
Single Family Amenities	Per RN2 zone, three amenities must be provided for the 94 proposed single family units. These are provided in the form of pocket parks, and the adjacent public park.
Multifamily Usable Open Space	Per RN2 zone, 200 sf of usable common open space should be provided for each multifamily unit. Counting Parcel 1's pocket park, Parcel 2's play areas, and the public park there is 394 sf of usable common open space per multifamily unit. Usable private open space has been provided for some ground-floor units in the form of patios, terraces, or yards, however, not all multifamily units have usable private open space.
Multifamily Amenities	Per RN2 zone, four amenities must be provided for the 236 proposed multifamily units. These are provided in the form of play areas, pocket parks, and the adjacent public park. In addition, in further project stages, any indoor amenities such as exercise rooms will be identified.



- A) Plaza with Pavilions
- B) Restroom Facilities
- C) Playgrounds
- D) Multipurpose Ball Court
- E) Open Lawn Area
- F) Walking Path
- G) Public Bike Parking
- H) Transit Stop





BUILDING DEVELOPMENT CONCEPT SUMMARY

- Create housing variety that can be phased
- Split development approximately 50/50 between affordable and market rate
- Apply the State Density Bonus for increased units and deviations from various development standards
- Place three-story buildings within the middle of the development and transition down to two stories when abutting existing single family homes
- Address public streets with buildings rather than parking by locating as much parking as possible within each block
- Provide covered parking where possible, including carports and enclosed garages
- Maintain a minimum 1.4 parking ratio for affordable multifamily units
- Provide on-street parking for guests

Table 5A

OVERALL PROGRAM SUMMARY ¹		
Unit Count	Affordable Walkup Apts	152 units
	Market Rate Walkup Apts	84 units
	Townhomes	60 units
	Cottages	34 units
	TOTAL	330 units
Resulting Density		23 dwelling units per acre
Total Building Area and Total Bedrooms	±408,000 sf building area	640 bedrooms
Parking	Affordable Walkup Apts	1.4 spaces per unit (214 spaces)
	Market Rate Walkup Apts	1.7 spaces per unit (146 spaces)
	Townhomes	2.0 spaces per unit (120 spaces)
	Cottages	1.5 spaces per unit (52 spaces)
	On-Street Parking ²	186 spaces total

¹ See building types sheets for more detailed building program information.

² Potential reduction in off-street parking requirements per the provision of on-street parking.

Table 5B

PARKING ³	Required per Zoning	Provided
Single Family Parking	2 spaces per unit	1.5 - 2 spaces per unit
Multifamily Parking	<ul style="list-style-type: none"> • 1 space per studio or 1 bedroom • 1.5 spaces per 2 bedroom • 2 spaces per 3 bedroom + • 0.2 space per unit guest parking 	1.4 - 1.7 spaces per unit

³ See page 6 for an explanation of reduced parking ratios allowed per the State Density Bonus.

STATE DENSITY BONUS SUMMARY

As part of this opportunity project, the State Density Bonus will be used to increase the allowable project density above the zoning limit of 20 dwelling units per acre.

The project qualifies for the density bonus based on the amount of low to very low income housing proposed. In this case, 152 units of the total project’s 330 units are designated as low to very low income units. This results in an overall project consisting of 46% low to very low income units (approximately 14% are very low income and approximately 32% are low income). According to the State Density Bonus Statutes Government Code Section 65915, if at least 24% of the total housing units are designated as low income, a 50% density bonus is granted. This project proposes a density bonus of approximately 15% to achieve the total of 330 units.

As part of the State Density Bonus, a project is also allowed a range of concessions which provide a reduction in site development standards or a modification of zoning code requirements. These include, but are not limited to, reductions in setback requirements, reductions in vehicular parking spaces, building height increases, and reductions in on-site open space requirements. As this project dedicates more than 24% of the total housing units as low income, it is entitled to have three concessions according to State Density Bonus Statutes. This project is requesting two concessions detailed in Table 6A: reduction in setbacks for multifamily housing and reduction / removal of multifamily usable private open space.

Waivers are an additional form of assistance under the State Density Bonus and are reductions or modifications of any development standards or other regulations that would otherwise make the project physically infeasible. There is no limit in the number of waivers that can be requested and granted.

In addition to concessions and waivers, as part of the State Density Bonus, projects are entitled to the following reduced parking ratios:

- 1 space for studios and one-bedroom units
- 1.5 spaces for two to three-bedroom units
- 2.5 spaces for four or more-bedroom units

The proposed parking is shown in Table 6B.

Table 6A

Concession #1: Reduction in Setbacks for Multifamily Housing	
Required per Zoning / General Plan	Provided
• Front/street side: 15-25'	• Front/street side: 10-15'

Concession #2: Reduction / Removal of Multifamily Usable Private Open Space	
Required per Zoning / General Plan	Provided
200 sf of usable open space per unit is required. Of the 200 sf, each multifamily ground floor unit requires 100 sf of private open space and each multifamily upper floor unit requires 60 sf of private open space.	Private open space is provided for some multifamily ground floor units, but not for every one. No private open space is provided for upper floor units as this would require balconies. However, counting Parcel 1’s pocket park, Parcel 2’s play areas, and the public park on Parcel 5, there is approximately 394 sf of usable open space per multifamily unit.

Table 6B

Reduced Parking Ratio			
	Required per Zoning / General Plan	State Density Bonus Reduction	Provided
Single Family Housing			
Ratio	2 spaces per unit	1.5 spaces per two to three-bedroom unit	1.5 - 2 spaces per unit
Amount	<ul style="list-style-type: none"> • 60 townhomes require 120 spaces • 34 cottages require 68 spaces 	<ul style="list-style-type: none"> • 60 townhomes require 90 spaces • 34 cottages require 51 spaces 	<ul style="list-style-type: none"> • 120 spaces • 52 spaces
Multifamily Housing			
Ratio	<ul style="list-style-type: none"> • 1 space per studio or 1 bedroom • 1.5 spaces per 2 bedroom • 2 spaces per 3 bedroom + • 0.2 space per unit guest parking 	<ul style="list-style-type: none"> • 1 space per studio / 1br • 1.5 spaces per 2br / 3br 	1.4 - 1.7 spaces per unit
Amount	<ul style="list-style-type: none"> • 84 market rate walkup apartments require 134 spaces • 152 affordable walkup apartments require 239 spaces 	<ul style="list-style-type: none"> • 84 apartments require 108 spaces • 152 apartments require 190 spaces 	<ul style="list-style-type: none"> • 146 spaces • 214 spaces



PALMDALE HOUSING OPPORTUNITY PROJECT | BIRDSEYE VIEW

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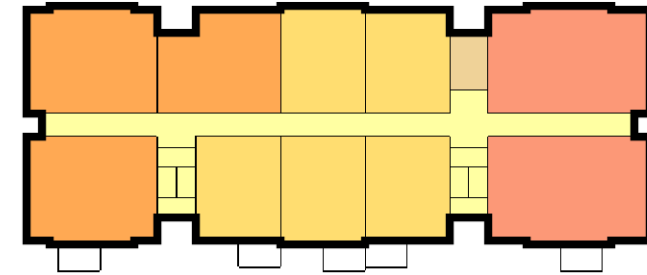
AFFORDABLE WALKUP TYPE A



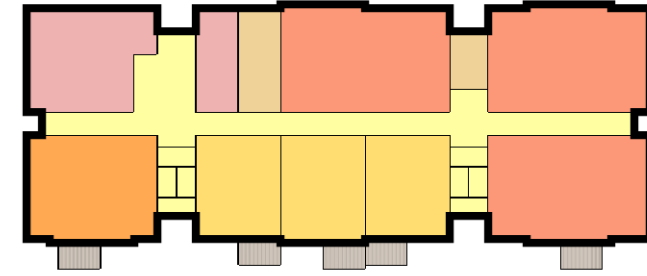
Table 8A

TYPE A	
Gross Building Area	28,670 sf (x 4 buildings) = 114,680 sf
One Bedrooms	52 units
Two Bedrooms	28 units
Three Bedrooms	28 units
SUBTOTAL	108 units

2nd-3rd Floor Plans



Ground Floor Plan



- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Circulation
- Common Amenity
- Service (laundry, trash, stor.)

Key Plan



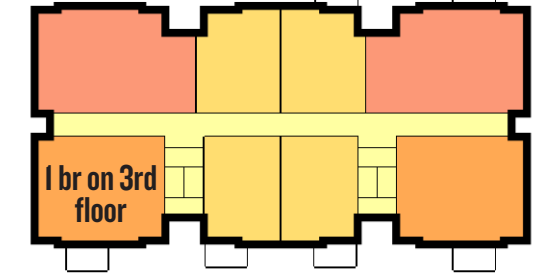
AFFORDABLE WALKUP TYPE B



Table 8B

TYPE B	
Gross Building Area	22,550 sf (x 2 buildings) = 45,100 sf
One Bedrooms	24 units
Two Bedrooms	10 units
Three Bedrooms	10 units
SUBTOTAL	44 units

2nd-3rd Floor Plans



Ground Floor Plan

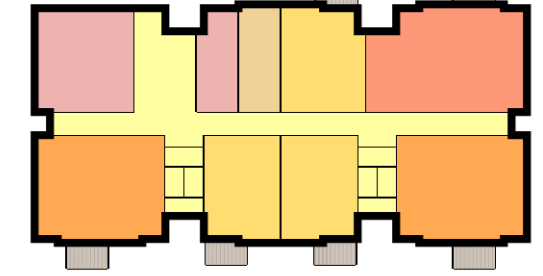


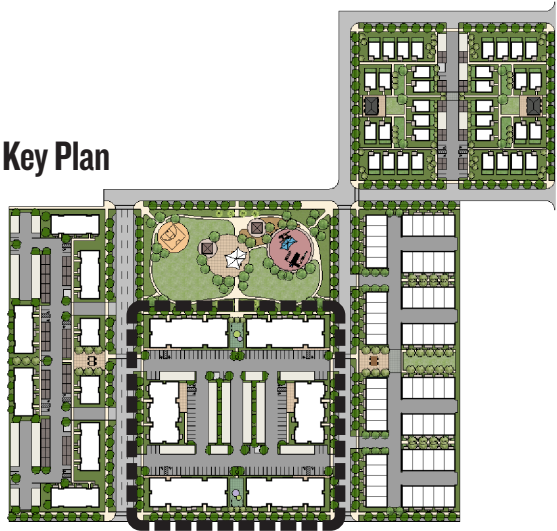
Table 8C

TOTAL AFFORDABLE WALKUPS	152 units
Average Unit Size	534 sf 1brs; 820 sf 2brs; 1,034 sf 3brs
Unit Mix	50% 1brs; 25% 2brs; 25% 3brs
Parking	<ul style="list-style-type: none"> • 1.4 spaces per unit (214 spaces) • Additional 72 on-street spaces

Affordable Walkup Apartments



Key Plan



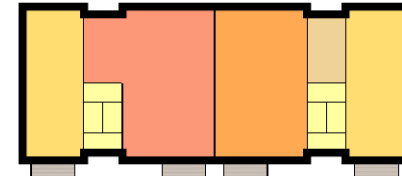
MARKET RATE WALKUP TYPE A



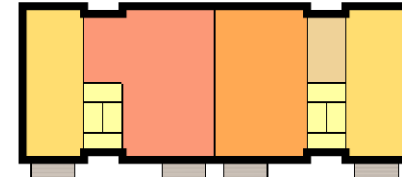
Table 10A

TYPE A	
Gross Building Area	11,760 sf (x 6 buildings) = 70,560 sf
One Bedrooms	36 units
Two Bedrooms	18 units
Three Bedrooms	18 units
SUBTOTAL	72 units

2nd-3rd Floor Plans



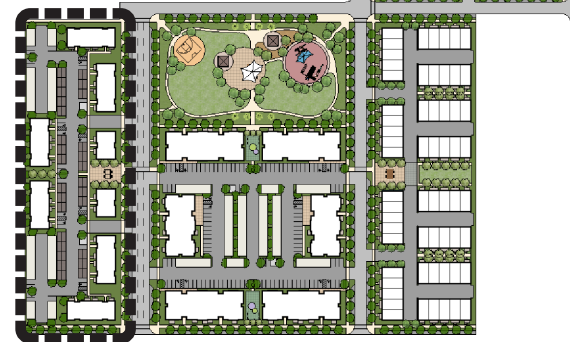
Ground Floor Plan



0 25' 50'

- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Circulation
- Common Amenity
- Service (laundry, trash, stor.)

Key Plan



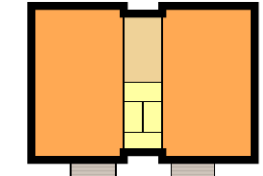
MARKET RATE WALKUP TYPE B



Table 10B

TYPE B	
Gross Building Area	6,840 sf (x 2 buildings) = 13,680 sf
One Bedrooms	-
Two Bedrooms	12 units
Three Bedrooms	-
SUBTOTAL	12 units

2nd-3rd Floor Plans



Ground Floor Plan

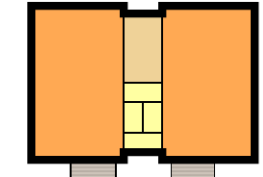


Table 10C

TOTAL MARKET RATE WALKUPS	84 units
Average Unit Size	576 sf 1brs; 864 sf 2brs; 1,026 sf 3brs
Unit Mix	43% 1brs; 36% 2brs; 21% 3brs
Parking	<ul style="list-style-type: none"> • 1.7 spaces per unit (146 spaces) • Additional 28 on-street spaces

Market Rate Walkup Apartments



Key Plan



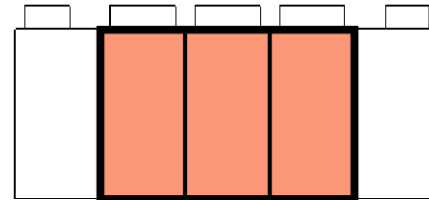
TOWNHOMES



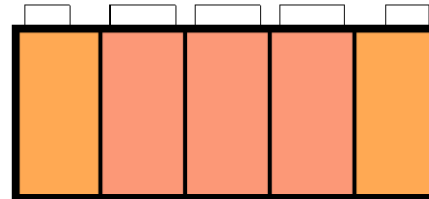
Table 12A
TWO-STORY TOWNHOMES

Gross Building Area	1,496 sf (x 24 buildings) = 35,904 sf
One Bedrooms	-
Two Bedrooms	24 units
Three Bedrooms	-
TOTAL	24 units

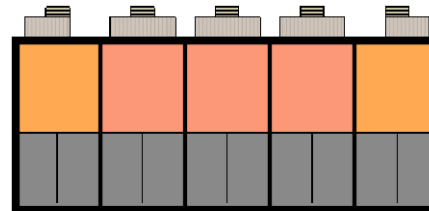
3rd Floor Plan



2nd Floor Plan



Ground Floor Plan



0 25' 50'

- Two-Story Townhome
- Three-Story Townhome
- Garage

Table 12B
THREE-STORY TOWNHOMES

Gross Building Area	2,464 sf (x 36 buildings) = 88,704 sf
One Bedrooms	-
Two Bedrooms	-
Three Bedrooms	36 units
TOTAL	36 units

Key Plan

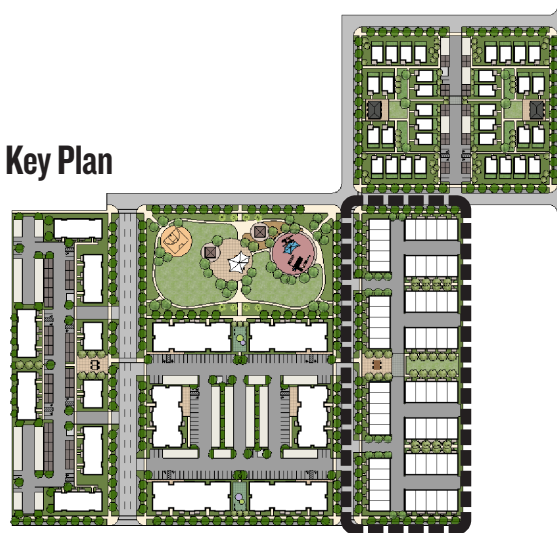


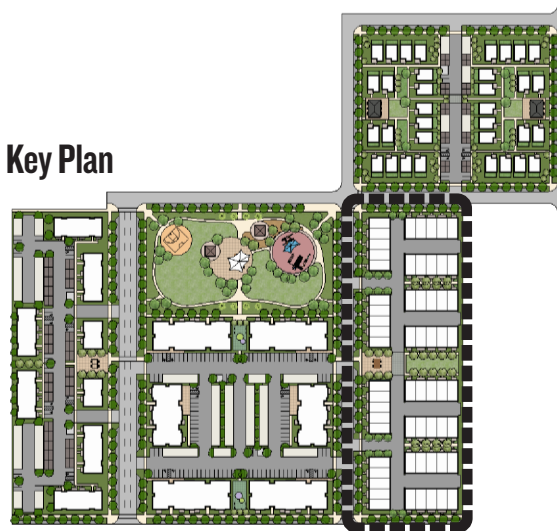
Table 12C

TOTAL TOWNHOMES	60 units
Average Unit Size	1,346 sf 2-story townhomes; 2,217 sf 3-story townhomes 1,869 sf overall average for all townhomes combined
Unit Mix	40% 2-story townhomes; 60% 3-story townhomes
Parking	<ul style="list-style-type: none"> • 2.0 spaces per unit (120 spaces) • Additional 37 on-street spaces

Townhomes



Key Plan



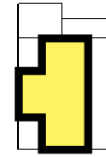
COTTAGES



Table 14

TWO-STORY COTTAGES	
Gross Building Area	1,179 sf (x 34 buildings) = 40,086 sf
One Bedrooms	-
Two Bedrooms	-
Three Bedrooms	34 units
TOTAL	34 units
Average Unit Size	1,061 sf 2-story cottages
Unit Mix	100% 2-story cottages
Parking	<ul style="list-style-type: none"> • 1.5 spaces per unit (52 spaces) • Additional 51 on-street spaces

2nd Floor Plan

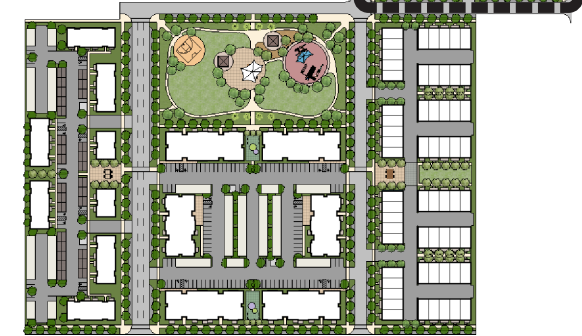


Ground Floor Plan



Two-Story Cottage

Key Plan



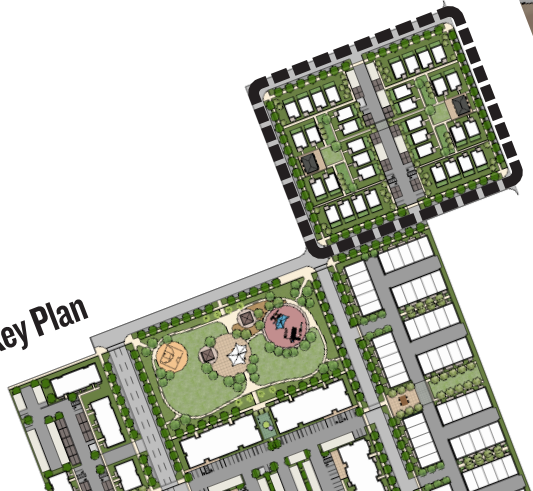
Cottages



Carports

Enclosed garages

Key Plan



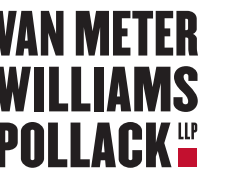
PROJECT | BUILDING TYPES: COTTAGES

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PALMDALE HOUSING OPPORTUNITY PROJECT | FACING PARK FROM E AVE RIO

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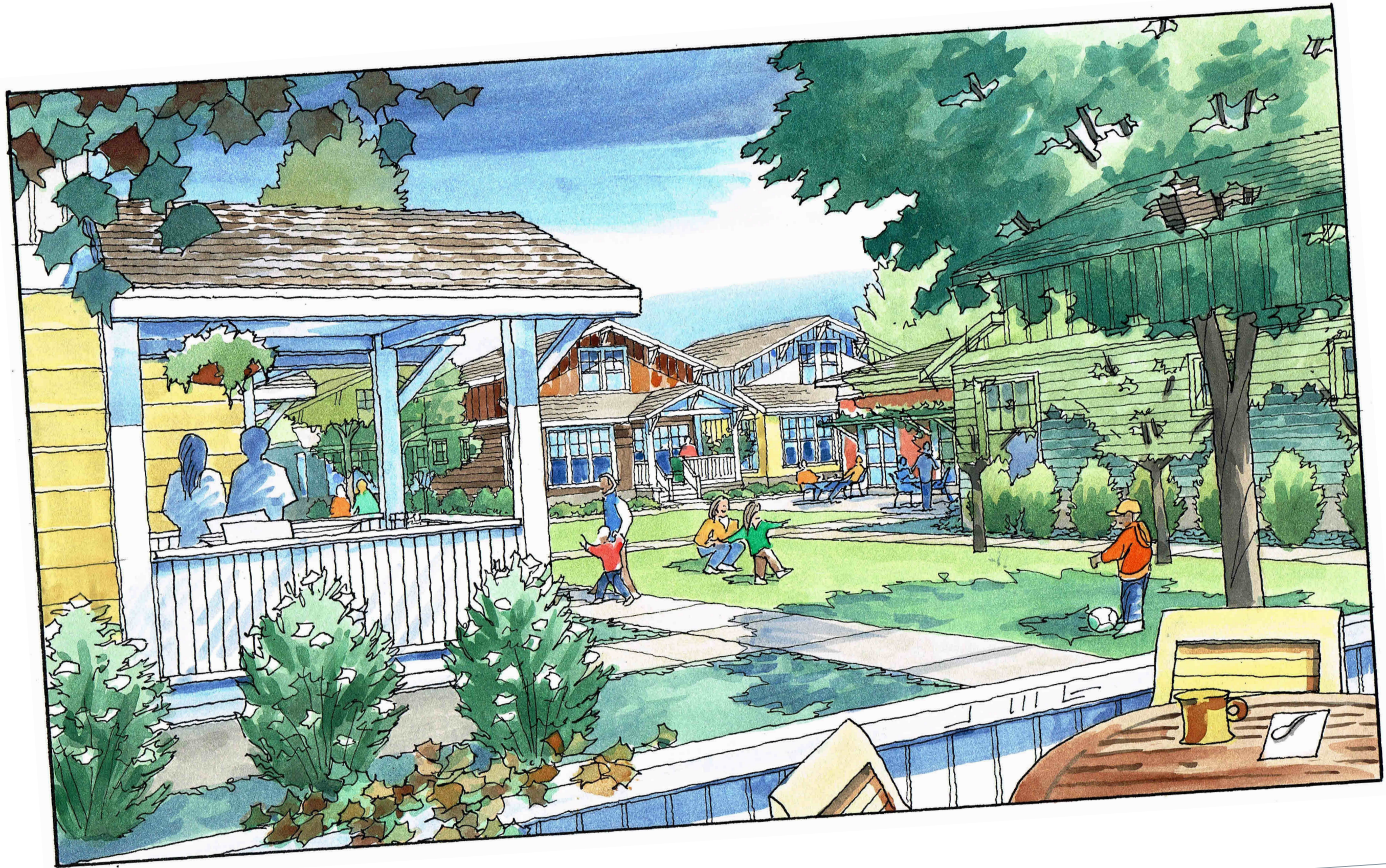




PALMDALE HOUSING OPPORTUNITY PROJECT | FACING AFFORDABLE WALKUPS FROM E AVE R 12

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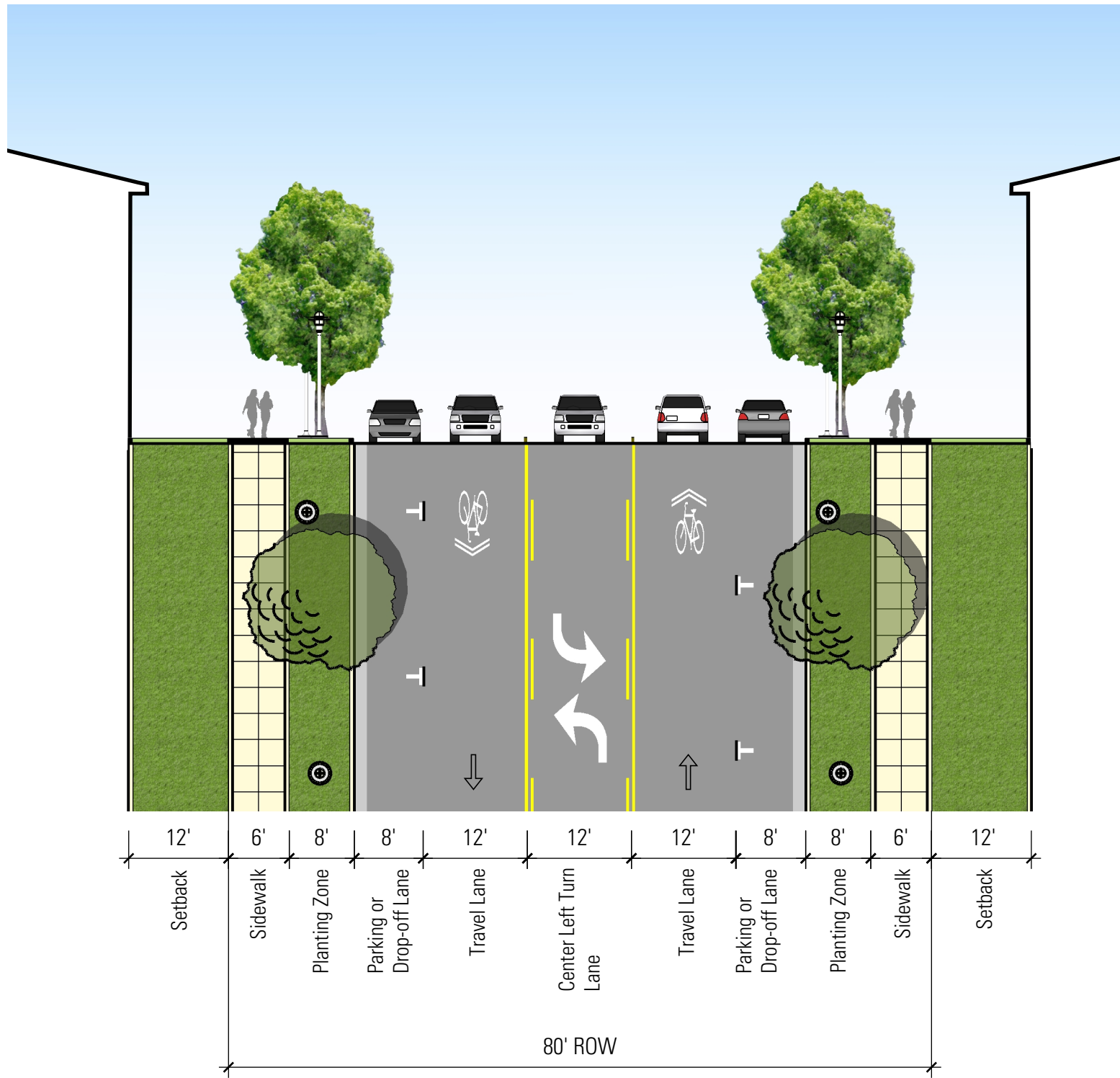
PALMDALE HOUSING OPPORTUNITY PROJECT | FACING INTO COTTAGE CLUSTER COURT

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28th Street East

