

NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF PALMDALE

A Public Hearing will be held by the City Council of the City of Palmdale in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, on March 1, 2017, at 7:00 pm. The City Council will review and consider the following items:

1. Zone Change 15-002 and Density Bonus Agreement (DBA) 16-001 a request to change the zone designation on a single parcel (Assessor's Parcel Number 3009-001-900) from R-1-7,000 (Single Family Residential, 3.1-6 dwelling units per acre) to R-2 (Medium Residential, 6.1-10 dwelling units per acre) and requesting concessions in conjunction with the proposed Affordable Housing Agreement located approximately 500 feet north of the northeast corner of Avenue R and Division Street. Planner: Matthew Alcuran, Assistant Planner

An Initial Study was prepared for the project in conjunction with the Application in compliance with the California Environmental Quality Act (CEQA). The Initial Study was reviewed and adopted by the Planning Commission on January 12, 2017. Staff has reviewed the Mitigated Negative Declaration to determine whether the Zone Change 15-002 and Density Bonus Agreement 16-001 triggered any of the conditions described in Sections 15162, 15163 or 15164 of the CEQA Guidelines, which require the preparation of a subsequent, supplemental or addendum to the Mitigated Negative Declaration and concluded that no changes to the project are proposed and the previous Mitigated Negative Declaration addresses the project.

2. Zone Change (ZC) 16-002 and Zoning Ordinance Amendment (ZOA) 16-002 a request to change the zone designation on 15.99 acres located at the southwest corner of Palmdale Boulevard and 35th Street East from R-3 (Multiple Residential) to C-3 (General Commercial) and to amend the Palmdale Zoning Ordinance to allow schools from kindergarten through grade twelve within the C-3 (General Commercial) zone subject to approval of a Conditional Use Permit. Planner: Victor Mendez, Assistant Planner

A Negative Declaration has been prepared which indicates that there will be no significant adverse effect on the environment.

3. General Plan Amendment (GPA) 15-002 a request to amend the land use designation on 9.9 acres from SFR-3 (Single Family Residential, 3.1-6 dwelling units per acre) to MR (Medium Residential, 6.1-10 dwelling units per acre) located approximately 500 feet north of the northeast corner of Avenue R and Division Street; General Plan Amendment (GPA) 16-001 a request to amend the land use designation on 66.77 acres from SFR-3 to SP-Rancho Vista located south of Vista Point Way and west of Rancho Vista Boulevard; and General Plan Amendment (GPA) 16-002 a request to amend the land use designation on 15.99 acres from MFR (Multi-Family Residential 10.1-16 dwelling units per acre) to CC (Community Commercial) located at the southwest corner of Palmdale Boulevard and 35th Street East. Planner: Megan Taggart, Senior Planner

A Negative Declaration has been prepared for GPA 16-002, which indicates that there will be no significant adverse effect on the environment. Mitigated Negative Declarations have been prepared for GPA 15-002 and 16-001, which indicate that the projects have the potential for an adverse impact on the environment; however with the incorporation of mitigation measures any potential impacts will be mitigated to a less than significant level.

Copies of the applications, maps, plans, environmental documents, and other pertinent materials related to these applications are available for public review at the Planning Division (38250 Sierra Highway), the Public Library (700 East Palmdale Boulevard), Department of Recreation and Culture (38260 10th Street East), and City Hall (38300 Sierra Highway, Suite A) as well as on the City's website at www.cityofpalmdale.org. On the Monday prior to the meeting date, staff reports for this application will also be available at all the locations listed above as well as the City's website. Prior to the hearing, the public is invited to submit written comments on these matters to the Planning Division (661/267-5200). Please refer to the case number listed above and address correspondence to the project planner.

If you challenge the City Council decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Division prior to the public hearing.

Any interested person is welcome to attend the hearing and be heard on these matters. Per Americans with Disabilities Act (ADA) requirements, this meeting is accessible to the impaired. Requests for special aids must be made a minimum of 48 hours prior to the meeting.

Rob Bruce
Planning Manager
Legal Ad No. 17-006