# Table of Contents

## Section One

**Purpose**  
pg. 1

## Section Two

**Site Information**  
pg. 3

2.01 Owner  
pg. 4

2.02 Consultants  
pg. 4

2.03 Legal Description  
pg. 5

2.04 Record Owner  
pg. 5

2.05 Basis of Bearings  
pg. 5

2.06 Project Data  
pg. 6

2.07 Existing Site Conditions  
pg. 6

2.08 Total Site Area  
pg. 6

2.09 Opportunities and Constraints  
pg. 6

2.10 Project Description  
pg. 6

2.11 Term of Planned Development Document  
pg. 6

## Section Three

**Special Development Standards**  
pg. 7

3.01 Permitted Uses  
pg. 8

3.02 Building Setbacks  
pg. 8

3.03 Shared Amenities  
pg. 9

3.04 Lot Coverage (Planning Areas)  
pg. 9

3.05 Off Street parking  
pg. 9

3.06 Off Street Parking  
pg. 9

3.07 Los Angeles County Fire Dept. Access  
pg. 10

3.08 Minimum Lot Sizes  
pg. 10

3.09 Usable Common Open Space  
pg. 10

3.10 Private Open Space (Minimum)  
pg. 10

3.11 Trash Enclosures & Locations  
pg. 10

3.12 Building Height  
pg. 10

3.13 Accessory and Temporary Structures  
pg. 10

3.14 Landscaping  
pg. 10

## Section Four

**Design Guideline Standards**  
pg. 13

4.01 Architectural Design Criteria:  
Single-Family Homes, Triplex Units,  
Apartment Units and Clubhouse Building  
pg. 14

4.02 Architectural Design Criteria: Accessory and Temporary Structures  
pg. 15

4.03 Landscaping  
pg. 15

4.04 Proposed Color Palettes and Elevations: Single-Family Homes  
pg. 17

4.04.1 Single-Family Proposed Front Elevation and Colors Scheme S1  
pg. 17

4.04.2 Single-Family Proposed Front Elevation and Colors Scheme S2  
pg. 18

4.04.3 Single-Family Proposed Front Elevation and Colors Scheme S3  
pg. 19
Section Seven

Appendix

7.01 Appendices pg. 31
7.02 Appendix 1 - Site Plan pg. 31
7.03 Appendix 2 - Landscaping Planting Materials pg. 32
7.03.1 Plant Schedule pg. 33
7.04 Appendix 3 - Conceptual Landscape Development Plan pg. 34
7.04.1 - West Side pg. 34
7.04.2 - East Side pg. 35
7.04.3 - Triplex Area pg. 36
7.05 Appendix 4 - Conceptual Landscape Development Plans - Enlarged pg. 36
7.05.1 - Single-Family Area pg. 36
7.05.2 - Triplex Area pg. 37
7.05.3 - Apartment Area pg. 38
7.06 Appendix 5 - Proposed Development Feasibility Map pg. 39
7.07 Appendix 6 - Vicinity Map pg. 40
7.08 Appendix 7 - Proposed Development Plan pg. 41
7.09 Appendix 8 - Proposed Infrastructure Plan pg. 42
7.09.1 - Proposed Infrastructure Plan at Single Family and pg. 42
7.09.2 - Proposed Infrastructure Plan at Apartments pg. 43
7.10 Appendix 9 - Proposed Vehicular Circulation Plan pg. 44
7.11 Appendix 10 - Proposed Pedestrian Circulation Plan pg. 45
7.12 Appendix 11 - Proposed Open Space Plans pg. 46
7.12.1 - Triplex Residential Area - Proposed Open Space pg. 46
7.12.2 - Apartment Residential Area - Proposed Open Space pg. 47
The purpose of the Aero Planned Development (PD) is to provide comprehensive planning for the development of “The Aero,” a development of an approximate 33 gross acre site with a mix consisting of: 48 detached Single Family Homes, 60 Units in the Triplex Buildings and 320 Units in the Apartment Area. The Aero will be designed to attract residents to a more urban development and will provide much needed housing for the City of Palmdale. The property is currently in the Single Family Residential (SFR-1) General Plan designation and zoned Single Family Residential (R-1-20,000) for single-family homes. Through a General Plan Amendment and Zone Change the proposed designations would change to Multi-Family Residential (MFR) / Multiple Residential (Zone R-3). The proposed Planned Development can achieve a more efficient and desirable design through flexible design standards that would allow for a mix of development patterns and density.

The combination of the above site elements will be enhanced with amenities, which include a clubhouse, community swimming pool, park-like areas with picnic, barbeque, and tot lot playground facilities within the site. Aero will ensure that this future residential development will provide an attractive living environment and will create a long-term value for residents as well as the community. This Planned Development will result in a high quality, efficient, and thoughtful residential development which will bring in needed housing while meeting the needs of existing and future city residents with varied lifestyles of the Antelope Valley.
The Project Site is located at the Northeast corner of Rancho Vista Boulevard and 20th Street West in the city of Palmdale, Los Angeles County, California.
Section Two
SITE INFORMATION

2.01 OWNER/DEVELOPER
Phillip Terry
Cage-Palmdale LLC
1666 McCadden Place
Hollywood, CA 90028
PH: 805.218.9178
phillipterry@kw.com

Eddie Daher, MSCE
ACS Contracting
1666 1/2 McCadden Pl
Hollywood, CA 90028
PH: 323.463.1473
wdaher@myacsinc.com

2.02 CONSULTANTS
Project consultants at the time of the submittal of the PD application are:

Project Coordinator:  
Phillip Terry, Realtor  
Keller Williams Realty

Architecture:  
Larry Tindall  
Greene Tindall Design
3047 East Warm Springs Rd, Suite 500
Las Vegas, NV 89120
PH: 702.597.5597
larry@ltrdcorp.com

Architectural Consultant:  
Greg Arnold  
AMGI USA INC.  
Henderson, NV  
greg.arnold@amgiusa.com  
PH: 702.400.4007

Civil Engineer:  
Ryan Duke  
Duke Engineering Civil & Structural  
44732 Yucca Ave.  
Lancaster, CA  
PH: 661.952.7918  
ryan.duke@duke-engineering.com

Planned Development Document:  
Knitter Partners International, Inc.  
17752 Mitchell North, Suite C  
Irvine, CA 92614  
PH: 949.752.1177

2.03 LEGAL DESCRIPTION.
The land referred herein is situated in the city of Palmdale, County of Los Angeles, State of California, described as follows:

◆ APN 3005-005-023:

◆ APN 3005-005-024:

◆ APN 3005-005-014:
OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

2.04 RECORD OWNER:
APN 3005-005-014: CAGE PALMDALE LLC
APN 3005-005-023: IRA SERVICES TRUST CO / E T CO CSTDN & FBO A A AMARO IRA
APN 3005-005-024: CAGE PALMDALE LLC
APN 3005-005-025: CAGE PALMDALE LLC

2.05 BASIS OF BEARINGS:
The bearings shown hereon are based on the bearing N89°44'53"e, being the centerline of Avenue P (now Rancho Vista Blvd.), as shown on Tract No. 44244, filed in book 1065, pages 3 to 7 of Maps, Records Los Angeles County.

2.06 GENERAL PLAN AMENDMENT / PROJECT DATA:
Assessor Parcel No.:
• APN 3005-005-014
• APN 3005-005-023
• APN 3005-005-024
• APN 3005-005-025

◆ Gross Area : 32.80
◆ Flood Zone : X
◆ Existing Zoning - Single Family Residential (R-1-20,000)
◆ Existing Land use - Single Family Residential (SFR-1).
◆ Proposed Zoning: Multiple Residential (Zone R-3)
◆ Proposed Land use: MFR (Multi-Family Residential).

2.07 EXISTING SITE CONDITIONS
The subject site is located at the Northeast corner of Rancho Vista Boulevard and 20th Street West in the city of Palmdale, Los Angeles County, California. The subject site consists of approximately 33 acres. The subject site is undeveloped and vacant of structures. The subject site is located in a developed area, with residential developments on the north and east side property lines, a church development on the west side of 20th Street West (west property line) and residential on the south side of Rancho Vista Boulevard (south property line). On the north side of the development an undeveloped paper street is located on County land, W Ave O-12.

This street is not publicly accessible. North of this street, is a rural single-family residential and equestrian uses located in unincorporated Los Angeles County.

The site topography is relatively flat, with slight undulations and a general slope to the northeast with drainage by sheet flow at approximately two percent across the site. The elevation of the subject site is approximately 2,700 feet above mean sea level.
2.08 TOTAL SITE AREA
The Project Site area is approximately 32.23 Net Acres and 32.80 Gross Acres.

2.09 OPPORTUNITIES AND CONSTRAINTS
The site lends itself well to a dynamic and multi-use residential development. Site contours are minimal, there are no known existing soils or drainage issues. Infrastructure to the site is essentially in place with connection points within reasonable reach of the site for water, sewer and electrical. The current area around the site consists of single-family dwellings to the East and North as neighbors. To the South across Rancho Vista Blvd. is existing single-family residences and across 20th Street West, is existing religious facilities.

The site is near Antelope Valley Mall, local shopping, restaurants and other amenities. The Antelope Valley 14 Fwy has access to all directions in less than a 5 minute drive.

Shape: The Project Site is 32.23 Net Acres on a square shaped parcel. The length of Rancho Vista Boulevard frontage is approximately 1,270 feet. The 20th Street West frontage is approximately 1,270 feet in length.

There is a 5 Acre parcel that is not part of the project located between the detached single family and triplex portions of the project. The proposed project will provide access to this site through an easement and new private street connecting the parcel to 20th Street West. See Vicinity Map on page 5.

2.10 PROJECT DESCRIPTION
At the build out of The Aero Planned Development, it will consist of 3 Planning Areas called Residential Village Districts. Consisting of a Single Family Home Village, Triplex Village and an Apartment Home Village, creating a blend of housing densities.

There will be 48 Single Family Residences, 20 Triplex buildings consisting of 60 units (20 two bedrooms and 40 three bedrooms) and 19 Apartment buildings with 320 units (138 one bedrooms, 144 two bedrooms and 38 three bedrooms). Along with the three residential districts, there are 5 large parks with a free-standing clubhouse, an outdoor swimming pool, basketball court, putting green, hammock farms, tot-lots, picnic and barbecue stations. Other amenities will include garage parking, on-street parking, covered parking garages and enclosed trash areas.

i) Proposed Uses and Percent of PD Area by Use: See Special Development Standards of this PD.

ii) Proposed Development Feasibility Map: See Appendix 5.

iii) Proposed Development Plan: See Appendix 7.

iv) Proposed Infrastructure Plan: See Appendix 8.


vii) Proposed Open Space Plan: See Appendix 11.

2.11 TERM OF PLANNED DEVELOPMENT DOCUMENT
The term (expiration) of the Planned Development Document: 5 years Initial Approval with a possible 5 year Discretionary Extension of time.

Concurrent to this PD Application, the following applications have been submitted to the City:

i) General Plan Amendment 18-003

ii) Zone Change 18-003

iii) Tentative Tract Map 82174

iv) Tentative Tract Map 82175

v) Site Plan Review 18-006
SECTION THREE

SPECIAL DEVELOPMENT STANDARDS

The following Special Development Standards shall apply to the Planned Development (PD).
SPECIAL DEVELOPMENT STANDARDS

3.01 PERMITTED USES
The Aero in Palmdale is intended to accommodate blended densities across three separate planning areas.

The Aero PD is approximately a 33-acre residential project that will consist of Multi Residential Zone R-3 for the Single-Family homes and Triplex Villages. This designation is consistent with the MFR (Multi Family Residential) General Plan land use designation. The Apartment Village area of the site will be Multiple Residential Zone R-3 and will be consistent with the MFR (Multi-Family Residential) General Plan land use designation.

The residences shall conform with permitted uses under the R-3 Zone in the City of Palmdale Municipal Code for allowable and conditionally allowable uses.

Standards not specified are subject to Palmdale Municipal Code requirements.

3.02 BUILDING SETBACKS
The minimum building setbacks shall be provided for all structures as follows:

**Planning Area 1**
1) 30 feet min. from rear to rear of buildings.
2) Front yard setback = 10 feet min. from property line.
3) Rear yard setback = 15 feet min. from property line.
4) Side yard setback = 5 feet min. from property line.

**Planning Area 2**
1) Triplex Units: 20 feet min. from rear of buildings to rear of buildings.
2) 20 feet min between buildings at side yards.
3) 64 feet from front to front
4) Side yard and rear setback adjacent to existing residential uses & NAP Property = 15 feet min. from property line.
5) 20 feet min. between side of buildings and side of buildings

**Planning Area 3 Apartments**
1) All required setback areas: shall be 30’ minimum from Rancho Blvd and 20th West clear of all structures from the ground to the sky (except for signage, fencing and utilities). Landscaped areas within the setbacks shall be maintained in a neat and healthy condition according to landscaping provisions of this PD.
2) 90’ minimum from existing residential to the east.
3) Planning Area Lines: see Architectural Site Plan S010 and the Proposed Development Plan (Appendix 7) for Planning Area Line locations.
3.03 SHARED AMENITIES:
Residents within each planning area of the Aero PD will be able to access and share amenities in the Apartment Village Area of the PD:

- i) swimming pool
- ii) clubhouse
- iii) basketball court
- iv) picnic areas
- v) barbecues
- vi) tot-lots
- vii) hammock farms
- viii) putting green
- ix) open space parks

3.04 LOT COVERAGE
- i) Single-Family Home Planning Area: 
  - 50% Max
- ii) Triplex Planning Area: 
  - 50% Max
- iii) Apartment Home Planning Area: 
  - 60% Max
- iv) Landscape Minimum: Total combined landscape minimum area for the Single-Family, Triplex and Apartments areas will be 450,712 s.f. or 31% coverage.

3.05 OFF STREET PARKING:
Aero is required to have the following minimum parking ratios:

- i) Planning Area 1 SFR:
  - 1) 2 enclosed garage spaces / unit. 20 feet x 20 feet interior clear min.
  - 5) Guest Parking: Five designated spaces excluding on street parking
- ii) Planning Area 2 Triplex:
  - 1) 2.00 spaces min. / unit (one space must be enclosed one space located on drive way in front of units dedicated garage.).
  - 3) Guest Parking: 20 spaces min. / unit. 12 of the Guest Parking spaces located adjacent to the common open space.
- iii) Planning Area 3 Apartments:
  - 1) 1 Bedrm Unit - 1.5 spaces min. / unit.
  - 2) 2 Bedrm Unit - 1.75 spaces min. / unit (one space covered.) Spaces are not designated.
  - 3) 3 Bedrm Unit - 2.00 spaces min. / unit (one space covered). Undesignated
  - 4) Guest Parking: 20 spaces min. / unit.
  - 5) Off-street parking spaces shall be located on the same development site and on the same lot or parcel, but no more than 300 feet from the building entry. For the associated unit.

3.06 LA COUNTY FIRE DEPARTMENT ACCESS
Any dedicated fire access lanes in the project shall be restricted from residential vehicular use. Barriers shall not to exceed 42” in height and located to prevent vehicles from entering the fire lanes and accessing adjacent public streets. All barriers shall be designed and located meeting the City of Palmdale and LA County Fire Department approval. All barriers shall be decorative and coordinated with the overall site design theme, and shall be located outside pedestrian and vehicle circulation areas of the project.

3.07 MINIMUM LOT SIZES:
- i) Planning Area 1 SFR:
  - 1) Minimum Lot Size: 4,760 s.f.
  - 2) Minimum Lot Width: 55.0 feet.
  - 3) Minimum Lot Depth: 97.40 feet.
- ii) Planning Area 2 Triplex:
  - 1) Minimum Lot Size: 5,000 s.f.
10

**Section Three**

- 2) Minimum Lot Width: 57.70 feet
- 3) Minimum Lot Depth: 96.33 feet

iii) **Planning Area 3 Apartments**:
- Minimum of 2,400 square feet per unit

### 3.08 Usable Common Open Space

**3.08 Usable Common Open Space:** Usable common open space for passive and active recreational uses.

- i) **Planning Area 1 SFR:** 13,749 s.f. min.
- ii) **Planning Area 2 Triplex:** 13% or 28,975 s.f.
- iii) **Planning Area Apartment:** 20.6% or 163,593 s.f.

### 3.09 Private Open Space (Minimum):

- i) **Planning Area 1 SFR:** 825 square feet within private backyards
- ii) **Planning Area 2 Triplex**:
  - 1) 2 bedroom unit: Private Balcony - 6 feet x 45 feet.
  - 2) 3 bedroom unit: Private Yard - 16 feet x 34 feet.

### 3.10 Trash Enclosures & Locations

- i) **Planning Area 1 SFR:** Individual trash Service
- ii) **Planning Area 2 Triplex:** Open trash can pad located on Private Drive.
- iii) **Planning Area 3 Apartment Units:** Trash Enclosures are located throughout the Apartment site. 10 Trash enclosures are located on the site adjacent to buildings located for accessibility to unit entries
  - 1) 5'-0" min. height, CMU block with stucco exterior with painted wrought iron gates. Trash Enclosure: Trash enclosure shall be screened with appropriate plant material from public right-of-way.

### 3.11 Building Height:

- 1) Building heights shall not exceed 3 stories or 45 feet, as measured from the building finished ground floor to the highest building parapet or top of the mechanical roof-top screens whichever is higher.

### 3.12 Fencing:

- A minimum of 5'-0", not to exceed 6'-6" fence may be located on the property line.

- The fence shall consist of a combination of solid material, such as masonry block with decorative pilasters and open-view fencing, such as wrought iron.

### 3.13 Accessory and Temporary Structures

- i) **Covered Parking Spaces**:
  - 1) Building heights shall not exceed 17 feet, as measured from the building finished ground floor.

- ii) **Setbacks for Accessory Structures**
  - 1) 10 feet from property line. Examples include trash enclosures, apartment garages, and landscape features such as: picnic and barbecue areas.
  - 2. Attached patios may encroach into setback area up to a maximum of 10 feet.
3.14 LANDSCAPING:

- **i) Single Family Homes:** Corner interior lots will have 3 shrubs on side yard parkway in lieu of 3 trees.

- **ii) Landscape Planting Materials:** All Landscape Planting Materials shall be as shown in Appendix 1.

- **iii) Irrigation:** Irrigation to be in accordance with the Palmdale Municipal Code.
SECTION FOUR

DESIGN GUIDELINE STANDARDS

The following Design Guideline Standards shall apply to the Planned Development (PD).
Section Four

**DESIGN GUIDELINE STANDARDS**

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**4.01 ARCHITECTURAL DESIGN CRITERIA: SINGLE-FAMILY HOMES, TRIPLEX UNITS, APARTMENT UNITS AND CLUBHOUSE BUILDING**

- **General** - Proposed colors and materials for all exterior materials and finishes detailed on pages 17 through 24. Architecture shown is conceptual and final architecture shall comply with the guidelines specified within the PMC and the conditions of approval.
  - 1) The architecture shall be designed to be aesthetically pleasing and appropriately scaled to the urban neighborhood. Street level architecture will be articulated at a pedestrian scale and building massing and location will mitigate building size while creating vistas through the development to aid in wayfinding.
  - 2) The apartment and triplex home buildings at Aero shall express a consistent contemporary architectural vocabulary, rather than referencing historical architectural styles. However, the architecture will be representative of place by the use of materials, architectural elements and landscaping that address and relate to conditions specific to the local climate and materiality. Examples of this might include:
    - (a) The use of materials and colors that reflect and are compatible with the high desert. For instance, light colored and highly-reflective exterior materials will be avoided due to sun intensity and reflected heat in the summer. Exterior shade will be provided where beneficial.
    - (b) Site paving at pedestrian areas will be selected to be dark enough to reduce glare but light enough to reflect heat. Landscape materials will reference the high desert landscape and be drought tolerant.
  - 3) A cohesive aesthetic will be maintained through the use of consistent massing, materials and architectural detailing. Meaningful variations may be introduced for site specific reasons or user requirements. Examples of these variations might be:
    - (a) Unique materials may be used in different planning areas so long as the entire site is complimentary.
    - (b) Building massing will partly be determined by specific locations of buildings or portions of the building to draw attention to the entrances or highlight certain programmatic features.

- **Building Entries**
  - 1) Building entries will generally be located as shown on the Site Plan, and shall be easily identifiable from the parking areas.
  - 2) Visual architectural clues will make entrances identifiable from a distance and provide an appropriate level of detail and articulate arrival in an appropriate way.
  - 3) Protection of pedestrians at building entries from natural elements including sun, rain, and wind will be provided in an appropriate way for buildings of this quality.
    - (a) Apartments have interior staircases to protect against the elements.
    - (b) Triplex homes have close access to the unit from each unit’s private garage.
    - (c) Single-Family homes have direct access into the house serving to protect against the elements.

- **Building Exteriors**
  - 1) The typical floor-to-floor height shall be 10 feet 9 3/4 inches (10’-9 3/4”) at the apartment buildings.
  - 1) The typical floor-to-floor height shall be 11 feet 1 inch (11’-1”) at the Triplex Unit
  - 2) All building sides shall be treated with consistent design care and articulation, and shall be designed to provide strong human-scaled relationships.

- **Building Materials**

Refer to the proposed Colors and Materials on exterior elevation for Exterior Color Matrix A and Matrix B. See pages 17 through 24.

- **Safety and Security**
  - 1) Design decisions shall consider the safety and security of all who live at or visit the residential area of Aero.
  - 2) The ground floor perimeter fencing must be given special attention by using materials which are highly durable and not easily marred or by making them less easily accessed.
3) Security surveillance and exterior lighting of the building shall pay particular attention to building entrances, and places that are not easily visible by passers-by. This must be done in an integrated manner with the overall aesthetics with the building.

4) Pipe Bollards within areas visible to the public must include a decorative sleeve that matches the architecture of the associated buildings.

vi) Exterior Lighting
1) Parking and drive aisles shall be illuminated with a lighting.
2) Although desired that the project express a sense of frugal utility usage, the use of exterior lighting after dark shall add drama, and visibility for safety.
3) The scale and type of lighting shall be selected to advance the brand objectives of the Aero’s Planned Development, provide code-mandated lighting levels and enhance public safety.

4.03 LANDSCAPING:
The landscape concepts for the Aero are to promote a connectivity between people to people, people to landscape, and the landscape to the natural setting in which the city of Palmdale resides.

i) Design: See Conceptual Landscape Development Plan and Appendix 2, 3 and 4, for more information.

ii) Site Circulation: See Conceptual Landscape Development Plan for more information.

iv) Residential Landscape: See Conceptual Landscape Development Plan (Appendix 3) for more information.
1) Pedestrian circulation must be provided to all buildings within the Planned Development of the Aero, along with connections to all public streets.
2) Planning Area 1 SFR: Private backyards, and an additional shared picnic and barbecue area.
3) Planning Area 2 Triplex: The three bedroom units have backyards shared between the two at the ground floor of each unit. The upper floor unit has a large balcony. The Triplex Units share picnic, barbecue, and a tot lot area as proposed.
4) Planning Area 3 Apartments: Include a variety of open spaces including shared courtyards, landscaped paths, and a clubhouse and pool area. 15 of the 19 buildings are located around shared courtyards. The shared courtyards include amenities like putting greens, basketball court, BBQ/picnic areas, hammock farms, pool area and common clubhouse as proposed.
5) Proposed landscaping to be complimentary with indigenous desert friendly plantings and meets the PMC code.

v) Tot-lot, Picnic and Barbeque area, Putting Green, Hammock Farm Landscape: See Conceptual Landscape Development Plan (Appendix 3) for more information.

DESIGN GUIDELINE STANDARDS
vi) Clubhouse and Swimming Pool Area Landscape: See Conceptual Landscape Development Plan (Appendix 3) for more information.

vii) Perimeter Landscape: See Conceptual Landscape Development Plan (Appendix 3) for more information.

• 1) Landscaping planting around the perimeter of the project will be low density and drought tolerant to blend with the natural surroundings of the Palmdale setting.

• 2) Drought tolerant shrubs and trees will be planted on slopes and flat areas in masses to highlight building architecture and entry points.

• 3) Natural ground cover material such as stone, gravel and decomposed granite will fill in between plantings to provide a cohesive landscape visual.

ix) Plant Material Selections: See Appendix 2

x) Irrigation Concept:

• 1) All irrigation to be in accordance with the California Department Water Resources Revised Model Water Efficient Ordinance.

• 2) Irrigation to be in accordance with the PMC.

• 3) All shrub / groundcover areas will be irrigated with point source water application through the use of emitters using drip zone kits. Drip line on grade or subsurface may also be considered.

• 4) Turf in the residential area shall be irrigated with sub-surface drip line systems.

• 5) All irrigation systems shall be designed to similar hydro zones.

• 6) All trees shall be irrigated on separate valves using dripline tree rings staked on grade or bubblers per city approval.

• 7) Water management shall be controlled with a weather based smart controller.
4.04 PROPOSED COLOR PALETTES AND ELEVATIONS: SINGLE-FAMILY RESIDENTIAL

4.04.1 SINGLE-FAMILY: PROPOSED FRONT ELEVATION AND COLOR SCHEME S1

Note: All Color schemes, S1 - S4, are available for each Single-Family Home.
4.04.2 SINGLE-FAMILY: PROPOSED FRONT ELEVATION AND COLOR SCHEME S2

Note: All Color schemes, S1 - S4, are available for each Single-Family Home.
4.04.3 SINGLE-FAMILY: PROPOSED FRONT ELEVATION AND COLOR SCHEME S3

Note: All Color schemes, S1 - S4, are available for each Single-Family Home.
4.04.4 SINGLE-FAMILY: PROPOSED FRONT ELEVATION AND COLOR SCHEME S4

Note: All Color schemes, S1 - S4, are available for each Single-Family Home.
4.05 PROPOSED COLOR PALETS AND ELEVATIONS: TRIPLEX BUILDINGS:

4.05.1 TRIPLEX PROPOSED FRONT ELEVATION AND COLOR SCHEME T1

Note: All Color schemes, T1 - T2, are available for each Triplex Building.
4.05.2 TRIPLEX PROPOSED FRONT ELEVATION AND COLOR SCHEME T2

Note: All Color schemes, T1 - T2, are available for each Triplex Building.
4.06 PROPOSED COLOR PALETS AND ELEVATIONS: APARTMENT BUILDINGS:

4.06.1 APARTMENT BUILDING PROPOSED FRONT ELEVATION AND COLOR SCHEME A1

Note: All Color schemes, A1 - A2, are available for each Apartment Building.
4.06.2 APARTMENT BUILDING PROPOSED FRONT ELEVATION AND COLOR SCHEME A2

Note: All Color schemes, A1 - A2, are available for each Apartment Building.
SECTION FIVE

IMPLEMENTATION
Section Five

IMPLEMENTATION

5.01 DEVELOPMENT REVIEW PROCEDURES:

- i) As part of the process for the review of precise grading plans and building permit applications, the developer shall submit a site plan covering the proposed permit area. The Planning Division shall review each site plan for substantial compliance with this PD text. The site plans shall be approved if they are in substantial compliance with this PD text. While this PD text generally addresses the approximate size, location, and mix of uses for individual buildings within the project, however, those characteristics are intended to generally reflect the project concept as a whole, as opposed to the specific size, location, and mix of uses for any individual building. With respect to building size, location, and uses, therefore, Post Approval Plan Check shall focus on consistency with the project concept, while architectural, landscaping, and design elements, intensity of use, parking requirements, and other development standards shall be in substantial conformance with this PD text. Changes from the initial approval will require approval of a modification to the plans/project. If there is substantial compliance, site plans shall be approved by the Planning Division.

- ii) Permit Processing, Planning Division / Compliance with PD Permit

- 1) All Plans must be in compliance with the standards specified within this Planned Development document.

- 2) If the Planning Manager determines that the site plan or building elevations are not consistent with this Planned Development document, the appropriate application must be submitted in accordance with the Palmdale Municipal Code.

5.02 ADMINISTRATION

Developer will maintain control of all aspects of the project throughout the duration of development and construction.

5.03 MANAGEMENT AND SECURITY PLANS

- i) Prior to completion of Multi-Family and Triplex product the on-site management team will be identified and brought under contract. As part of the overall business plan, the developer maintains on-site management through the entire life cycle of the property beginning approximately 3 months prior to product first delivery and maintained throughout. This on-site management becomes part of the title report and is a requirement of the property if the property is sold. This includes the Triplex portion of overall management. This includes the HOA for the single family residences.

- ii) Full time leasing and management staff will be at the property during regular business hours with full-time on-site maintenance personnel on site and on call as well. Site security features: 1) automatic security gates to the property accessible to the tenants; 2) secure fencing around amenities where applicable; 3) Secured access to Clubhouse amenities; 4) On site passive video surveillance for incident support. All emergency fire life safety systems as required. Single family will be managed by the HOA with controlling interest held by the developer.

- iii) Waste Management:

- 1) Planning Area 3 Apartments: Trash and generated waste from tenants are managed with trash enclosures throughout the project, which is specified in .3.12

- 2) A contract agreement for waste removal is created with the local removal service

- 3) On site personnel monitor the use of and fulfillment of the contract and adjustments as needed to the schedule.

- 4) Planning Areas 1 & 2 will be conducted as per the waste management schedule by the local service provider and managed through its admin as well as the Triplex area with single or double waste cans as required.

5.04 PARKING

The project shall provide parking spaces as defined in Section Three of the Special Development Standards. 3.06 Off Street Parking, of this PD. Prior to maximum build out, the developer must provide surface parking to provide the required number of parking spaces as defined in Section 3.06, for the buildings then proposed. As part of its Post Approval
Plan Check, the Planning Division shall review proposed site plans for compliance with this parking requirement.

5.05 ONGOING MAINTENANCE OF COMMON AREAS AND FACILITIES

◆ i) Full-time staff is required in the clubhouse and leasing office, full-time on-going maintenance staff is also required for property management. A minimum of 2 full time staff are employed at the site for maintenance and tenant service. This effort also includes full time support for all tenant move-in and move-out efforts to include unit inspection, maintenance, and final approval of unit readiness upon completion. Ongoing efforts also have a positive impact in the community at large. This includes service contracts for scope beyond the on-site staff abilities. Long term service contracts are struck with local service providers in support of the community. Tenants are not allowed to perform DIY maintenance on the units or property at large. All items are the responsibility of the management company to fulfill.

◆ ii) Common Areas, Residential Buildings and Accessory structures, shall be maintained by the developer, its successors, a parking, landscape, or similar district, or one or more associations of developers/owners created to maintain common areas and facilities.
SECTION SIX
PHASING

The overall project is expected to be built out in phases. These phases will be in coordination with market conditions, housing needs, cost and availability of capital and construction timelines.

6.01 PHASE 1:

- i) Planning Area 3 Apartments: 320 Units
- ii) Complex with all on and off-site improvements, clubhouse, amenities, apartment units, landscaping, on and offsite required street improvement. This construction is anticipated to take a total of 24 months from time of ground breaking with a phased delivery of units during that time frame. A tentative schedule for multi-family would be as follows:
  - 1) Site work and on-site improvements
  - 2) Offsite utilities and site utilities
  - 3) Clubhouse and Main Entry
  - 4) Units Immediately around main amenity area
  - 5) Units fronting Rancho Vista Blvd.
  - 6) Units fronting 20th Street West
  - 7) Final 4 buildings on West
  - 8) Final 4 buildings on East
- iii) Final delivery of all units would be complete in Month 24 with a phased TCO lease up for completed units. All building requirements would be completed in month 24 for a final delivery
  - The drainage area would be constructed at time of Multi-Family phase for drainage completeness of the site.

6.02 PHASE II

- i) Planning Area 2 Triplex:
  - 1) Units will follow based on overall market interest, availability of funding etc.
  - 2) The Tri-Plex units are to be managed and leased on site.
  - 3) Build schedule would be approximately 15 months from ground break opening South to North with all on site infrastructure prior to vertical construction.
  - 4) Installation of amenities within the drainage basin area

6.03 PHASE III

- i) Planning Area 1 SFR:
  - 1) To be managed separately with its own HOA.
  - 2) To be mapped and platted as a stand-alone product.
  - 3) Delivery of home will be market driven, this plot will be available for either the current developer or sold to another home developer under the current planning approval.
Section Seven

Appendices

7.01 APPENDICES
◆ 7.02 Appendix 1 - Site Plan
◆ 7.03 Appendix 2 - Landscape Planting Materials
  ◆ 7.03.1 Plant Schedule
◆ 7.04 Appendix 3 - Conceptual Landscape Development Plan
  ◆ 7.04.1 West Side
  ◆ 7.04.2 East Side
◆ 7.05 Appendix 4 - Conceptual Landscape Development Plans - Enlarged
  ◆ 7.05.1 Single-Family Area
  ◆ 7.05.2 Triplex Area
  ◆ 7.05.3 Apartment Area
◆ 7.06 Appendix 5 - Proposed Development Feasibility Map
◆ 7.07 Appendix 6 - Vicinity Map
◆ 7.08 Appendix 7 - Proposed Development Plan
◆ 7.09 Appendix 8 - Proposed Infrastructure Plan
  ◆ 7.09.1 Proposed Infrastructure Plan at Single Family and Town Homes
  ◆ 7.09.2 Proposed Infrastructure Plan at Apartments
◆ 7.10 Appendix 9 - Proposed Vehicular Circulation Plan
◆ 7.11 Appendix 10 - Proposed Pedestrian Circulation Plan
◆ 7.12 Appendix 11 - Proposed Open Space Plans
  ◆ 7.12.1 Triplex Residential Area - Proposed Open Space
  ◆ 7.12.2 Apartment Residential Area - Proposed Open Space
7.02 APPENDIX 1- SITE PLAN
7.03 APPENDIX 2- LANDSCAPE PLANTING MATERIALS

LANDSCAPE PLANTING MATERIALS

The following plant palette is to be used for Aero’s Planned Development.

All plant material is either on the approved City of Palmdale Plant List or approved on other projects in the City of Palmdale. All plant material is either low in water demand or sustainable in the landscape and meets the City of Palmdale Engineering Section VI Landscape and Irrigation Requirements. Plant material and final plans shall comply with the Water Efficient Landscape Ordinance PMC Section 14.05 and City Standards.

### PLANT SCHEDULE

<table>
<thead>
<tr>
<th>SYM</th>
<th>SIZE</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREET</td>
<td>36&quot; Box</td>
<td>Raphiolepis indica</td>
<td>Indian hawthorn (Standard)</td>
</tr>
<tr>
<td></td>
<td>24&quot; Box</td>
<td>Ligustrum loxanum</td>
<td>Waxed privet (Standard)</td>
</tr>
<tr>
<td></td>
<td>36&quot; Box</td>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>SHRUBS</td>
<td>5 Gal</td>
<td>Agapanthe africorum</td>
<td>Lily of the nile</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Pittosporum tobira</td>
<td>Mock orange</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Dried bladior</td>
<td>Fortnight lily</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Hymenocallis sp.</td>
<td>Day lily</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Ligustrum sp.</td>
<td>Waxed privet</td>
</tr>
<tr>
<td></td>
<td>15 Gal</td>
<td>Ligustrum sp.</td>
<td>Waxed privet (15 Gal)</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Ulysses muscari</td>
<td>Lilyturf</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Nandina domestica</td>
<td>Heavenly bamboo</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Pittosporum tobira &quot;Dwarf&quot;</td>
<td>Dwarf mock orange</td>
</tr>
<tr>
<td></td>
<td>5 Gal</td>
<td>Raphiolepis indica “Pink lady”</td>
<td>Pink lady hawthorn</td>
</tr>
<tr>
<td>PALMS</td>
<td>24&quot; Box</td>
<td>Washington robusta</td>
<td>Mexican fan palm</td>
</tr>
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</table>
7.04 APPENDIX 3 - CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN
7.04.1 LANDSCAPE PLAN - WEST SIDE
(See enlarged area plans pg. 36 thru pg. 38)
LANDSCAPE PLAN - EAST SIDE
See enlarged area plans pg. 36 thru pg. 38)
7.05 APPENDIX 4-CONCEPTUAL LANDSCAPE DEVELOPMENT PLANS - ENLARCED
7.05.1 SINGLE-FAMILY AREA
7052 TRIPLEX AREA
7.06 APPENDIX 5 - PROPOSED DEVELOPMENT FEASIBILITY MAP

GENERAL NOTES:
- TOTAL GROSS AREA: 32.80 ACRES
- TOTAL NET AREA: 32.23 ACRES
- TOTAL REMAINING AREA: .57 ACRES
- NUMBER OF LOTS: 1 TOWN HOME LOT
- MINIMUM LOT SIZE: 5,000 SF.
- EXISTING ZONE: R-2000
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY AND MULTI FAMILY RESIDENTIAL
- GENERAL PLAN DESIGNATION: LR (LOW DENSITY RESIDENTIAL)
- WATER: LOS ANGELES COUNTY WASTEWATER DISTRICT
- SEWER: CITY OF PALMDALE
- ELECTRIC: SOUTHERN CAL. EDISON
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: AT&T TELEPHONE
- CABLE: BRIGHT HOUSE NETWORKS
- CONTOURS: 1.00' INTERVAL
- DRAINAGE: SHALL CONFORM TO CITY OF PALMDALE
- SUBDIVISION STANDARDS
- FIRE PROTECTION: SHALL CONFORM TO LOS ANGELES COUNTY FIRE DEPT. STANDARDS

LEGEND
- PROPERTY LINE
- CENTERLINE
- EXIST. R/W
- NEW R/W
- EASEMENT

NORTH
APPENDICES

7.07 APPENDIX 6 - VICINITY MAP
APPENDIX 7 - PROPOSED DEVELOPMENT PLAN

PROPOSED TRIPEXES.
EXISTING HOMES.

SINGLE FAMILY HOME VILLAGE
TRIPLEX VILLAGE
APARTMENT HOME VILLAGE

20TH STREET WEST
RANCHO VISTA BLVD.

SITE PLAN
APPENDICES

7.09 Appendix 8 - Proposed Infrastructure Plan

7.09.1 Proposed Infrastructure Plan at Single Family and Triplexes
7.09.2  PROPOSED INFRASTRUCTURE PLAN AT APARTMENTS

APPENDICES
Section Seven

APPENDICES

AERO

7.10 APPENDIX 9 - PROPOSED VEHICULAR CIRCULATION PLAN

The diagram shows a proposed vehicular circulation plan with various streets and pathways. The plan includes streets like Avenue O-12, 20th Street West, and RANCHO VISTA BLVD. The diagram also highlights different areas designated as adjacent single family residential.
7.11 APPENDIX 10 - PROPOSED PEDESTRIAN CIRCULATION PLAN
7.12 APPENDIX 11 - PROPOSED OPEN SPACE PLANS

7.12.1 TRIPLEX RESIDENTIAL AREA - PROPOSED OPEN SPACE

5.13 GROSS ACRES / 5.13 NET ACRES
◆ 60,755 s.f. (1.39 Acres) Open Space = 27% (Shaded Area)
◆ 28,975 s.f. Usable Common Open Space = 13%
7.122 APARTMENT RESIDENTIAL AREA - PROPOSED OPEN SPACE

20.49 GROSS ACRES / 18.23 NET ACRES
◆ 163,593 s.f. (3.7 Acres) Usable Common Open Space = 20.6%