The Strata - West Palmdale Mixed Use

DEVELOPMENT GUIDELINES

PREPARED BY

KPI Inc.
Knitter Partners International, Inc.
architecture & planning

PREPARED FOR

COYNE Development

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SECTION ONE

PURPOSE

The purpose of the Strata Mixed Use Planned Development (PD) is to provide comprehensive planning for the development of "The Strata in West Palmdale," a development of a commercial shopping center along with multi-family residential housing consisting of town houses (Multi-Family R-3) and apartments (High Density R-4 (30)). The Strata will be designed to attract residents to a more urban, mixed use development and will provide much needed housing for the City of Palmdale. The commercial component consists of a large anchor retail store, along with other commercial and restaurant facilities, which will be convenient services to the residents within walking distance.

The combination of the above site elements will be enhanced with amenities, which include a recreation building, fitness room, community swimming pool, spa, park-like area with picnic, barbeque, and tot lot playground facilities, within the residential area. In the commercial retail area of the development at the corner of Rancho Vista Blvd and 15th Street West, there will be a "Public Art Plaza" which will connect residents and pedestrians to the Antelope Valley Mall across 15th Street West. This Planned Development will result in a high quality, efficient, and thoughtfully designed mixed use development which will bring in needed housing and employment, resulting in greater tax revenue to the Antelope Valley.
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SECTION TWO

SITE INFORMATION

The Project Site is located at the northwest corner of Rancho Vista Blvd. and 15th Street West within the City of Palmdale.
Section Two

SITE INFORMATION

2.01 OWNER

Steven B. Fine, CEO
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Signage
Jones Sign
PH: 858.465.7378
www.jonessign.com

2.02 CONSULTANTS

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

Client:
Steve Coyne
Coyne Development Corporation
1501 Westcliff Drive #300
Newport Beach, CA 92660
PH: 949.300.9632

Project Coordinator:
Mark McGaughey
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234 S. Brand Blvd, Ste 800
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Architecture:
Knitter Partners International, INC.
17752 Mitchell North, Suite C
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2.03 LEGAL DESCRIPTION.

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEY GENERAL ON SEPTEMBER 3, 1855, FILED WITH THE BUREAU OF LANDS IN SACRAMENTO, CALIFORNIA.

2.04 RECORD OWNER:

Title to said estate or interest at the date of map per title commitment: Epic Mortgage Corporation, A California Corporation.

2.05 BASIS OF BEARINGS:
The bearings shown hereon are based on the bearing of N89°44'53"E being the centerline of Avenue P (Now Rancho Vista Blvd.) as shown on Record of Survey 284-42.

2.06 PROJECT DATA:

- Proposed No. of Lots = 42
- Assessor Parcel No. 3005-005-010
- Gross Area/Net Area 20.55 / 17.71 AC
- Flood Zone - Zone X
- Existing Zoning - C-3 (General Commercial)
- Existing Landuse - CC (Community Commercial)
- Proposed Landuse Lots 1-4: CC (General Commercial)
- Proposed Landuse Lot 5: MHDR-30 (Medium High Density Residential)
- Proposed Landuse Lots 6-42: MFR (Multifamily Residential)

2.07 EXISTING SITE CONDITIONS

The Project Site is a vacant parcel located at the northwest corner of Rancho Vista Boulevard and 15th Street West in the City of Palmdale. West Avenue O-I2 (a private drive) is located to the north of the proposed project site, 15th Street West is to the east, and Rancho Vista Boulevard is to the south. An existing residential tract borders the site on the west. The site is minimally
vegetated with a light desert vegetation consisting of weeds, grasses, brush, and bushes. From information rooted on the Survey Map, the site has a gradual downward slope from the southwest to the northeast, with a maximum change in elevation of approximately 12 feet.

2.08 TOTAL SITE AREA
The Project Site area is approximately 20.55 Gross Acres (including street) and 17.71 Net Acres (excluding existing street dedications).

2.09 OPPORTUNITIES AND CONSTRAINTS
The Project Site is a rectangular shaped parcel of undeveloped land bounded by Rancho Vista Boulevard on the south, 15th Street West on the east, a chain-link fence on the north, and a brick wall on the west. The property faces the Antelope Valley Mall across 15th Street West and is surrounded by residential properties on the other sides, including relatively recent housing tracts of suburban character to the west and the south and an older, semi-rural neighborhood to the north.

Shape: The Project Site is 20.55 acres on a rectangle shaped parcel, as depicted in the shaded area in the graphic to the right. The longest side of the parcel is straight, along the adjacent 15th Street West. The southern side of the parcel is fronting on Rancho Vista Blvd.

2.10 PROJECT DESCRIPTION
At buildout, The Strata - West Palmdale Mixed Use Development will consist of some combination of an approximately 324,056.00 square foot development containing 5 commercial buildings (one retail building, one commercial building, three free-standing restaurants, one drive-thru restaurant), one art plaza, 24 apartment buildings (36 studios, 138 one bedrooms, 134 two bedrooms), 7 town home buildings (11 two-bedroom and 25 three-bedroom), and one free-standing recreation building with an outdoor swimming pool and spa. Other amenities will include garage parking, on-street parking, covered parking garages, enclosed trash areas, picnic, barbeque, and tot-lot areas.

◆ iii) Proposed Development Plan: See Appendix 3.
◆ iv) Proposed FAR: See Special Development Standards of this PD.

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.
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SECTION THREE

SPECIAL DEVELOPMENT STANDARDS

The following Special Development Standards shall apply to the Planned Development (PD).
Section Three

SPECIAL DEVELOPMENT STANDARDS

3.01 PERMITTED USES
The Strata in Palmdale is intended to accommodate a Mixed Use development of commercial and residential components. Additionally, the residential component it is anticipated that the commercial facilities, workers, visitors, vendors, and others will require an evolving range of supporting, complementary, and ancillary uses to meet their daily needs. The business & residences shall conform with permitted uses under the C-3, R-3, R-4 (30) zoning in the City of Palmdale Municipal Code for allowable & 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:

- i) Rancho Vista Boulevard:
  - R-3 Town Homes: 30 feet from the property line. Including landscaping within the setback.
  - C-3 Commercial Buildings: 15 feet from the property line, all of which must be landscaped.
  - Drive-Through Establishment: 18 feet from the property line to the drive-through lane, all of which must be landscaped.

- ii) 15th Street West:
  - R-4 (30) Apartments: 5 feet from the property line, all of which must be landscaped.
  - C-3 Commercial Buildings: 15 feet from the property line, all of which must be landscaped.

- iii) Carriage Units adjacent to retail: 10 feet from the Zone Boundary Line.

- iv) Adjacent Properties at west side of site: Setback is 20 feet from the property line, consisting of private yards for the townhomes and the carriage units.

- v) Carriage Units at North side of site: 15 feet minimum setback from the Zone Boundary Line to the Carriage units at the Northside, consisting of private yards for the carriage units.

- vi) Apartment Building (R-4 (30)) spacing between buildings on the site:
  - 10 feet minimum between residential buildings.
  - Six (6) feet minimum setback at porches and patios.

- vii) All required setback areas: shall be 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.

- viii) Zone Boundary Line: see Architectural Site Plan A-001 and the Proposed Development Plan (Appendix 3) for Zone Boundary Line locations.

- ix) Accessory Structures Setbacks: Such as trash enclosures and landscape elements, See 3.11.

3.03 COMMON AREA LAUNDRY & PRIVATE LAUNDRY:

- i) R-4 (30) Apartment and Carriage Unit Laundry: Common laundry facilities shall be provided containing a minimum of one washing machine and one dryer for every twenty (20) dwelling units or fraction thereof. These facilities shall be dispersed throughout the project as approved by the reviewing authority. Each unit has their own private laundry area within the unit.

- ii) R-3 Town Home Laundry: Each Town Home has a private dedicated laundry area within the unit for one washing machine and one dryer (full size / side by side). No common area laundry provided.
3.04 Shared Amenities:
Residents in the R-3 Town Homes will be able to access and share amenities in the R-4 (30) Apartment Area:

- i) swimming pool
- ii) spa
- iii) recreation building
- iv) fitness room
- v) picnic area
- vi) barbecues
- vii) tot-lot
- viii) open space

3.05 Floor Area Ratio:
Maximum floor area ratio for the C-3 zone of this PD shall not exceed 1.0 (one hundred percent). The proposed is 0.173.

3.06 Lot Coverage
- i) C-3 Zone: Maximum lot coverage by buildings or structures for the C-3 zone shall not exceed ninety (90) percent of the lot area. The proposed is 17.3%.
- ii) Landscape Minimum: Total combined landscape minimum area for R-4 (30), R-3 and C-3 will be 10%.

3.07 Parking
The Strata is required to have the following minimum parking ratios:
- i) Retail Building 1: 1 parking space for each 250 square feet of Leasable Floor Area
- ii) Commercial Building 2.1: 1 parking space for each 250 square feet of Leasable Floor Area.
- iii) Restaurant (or Coffee Shop / Retail) Buildings 2.2, 3, 4 and 5: 1 parking space for each 110 square feet of Leasable Floor Area.
- vii) Apartment Site (R-4):
  - 1) Studio / 1 Bedroom Units - 1 covered space / unit
  - 2) 2 Bedroom Unit - 2 spaces / unit (one space must be covered).
  - 3) 3 Bedroom Unit - 2 spaces / unit (one space must be covered).
  - 4) Guest Parking - 0.25 spaces / unit
- viii) Town Home Site (R-3):
  - 1) 1 Bedrm Unit - 1 car enclosed garage at unit
  - 2) 2 Bedrm Unit - 2 car enclosed garage at unit
  - 3) 3 Bedrm Unit - 2 car enclosed garage at unit
  - 4) Guest Parking - 0.25 spaces / unit

Leasable Floor Area shall mean the total usable floor area designed to be leased for the exclusive (as opposed to common) use and occupancy by tenants. Leasable Floor Area shall be expressed in square feet and measured from the center line of joint partitions and from outside wall faces, excluding basements, elevators, vertical transportation shafts, duct shafts, common electrical and/or utility rooms, common restrooms, common storage areas, parking structures and common lobbies and corridors.

3.08 Parking Location
- i) R-4 (30) Apartment and Carriage Unit Parking: Off-street parking spaces shall be located on the same development site and on the same lot or parcel, but not greater than 300 feet from the building entry where unit is located.

3.09 LA County Fire Department Access
Any dedicated fire access lanes in the project shall be restricted from customer 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.

3.10 Architectural Development Standards: Commercial Buildings
- i) Building Exteriors
  - 1) Building heights shall not exceed 45 feet, as measured from the building finished ground floor at the public entry to the highest building parapet.
  - 2) Accessory structures: Maximum height shall not exceed 17 feet as per the PMC.
i) Trash Enclosures and Accessory Structures:
- 1) All areas designated for trash enclosures shall be screened with appropriate plant material from public right-of-way.
- 2) C-3 Zone: Setbacks for trash enclosures and other accessory structures to be the same as the main structure.
- 3) Mandatory Commercial Recycling (MCR) - AB 341 states that all businesses that generate more than 4 cubic yards of waste (a larger sized commercial recycling bin) must have arrangements for recycling services.
- 4) Mandatory commercial Organics Recycling (MORo) - AB 1826 states that all businesses that generate more than 4 cubic yards of organic waste per week, must have arrangements for organic waste recycling services.

3.11 ARCHITECTURAL DEVELOPMENT STANDARDS: APARTMENTS, TOWN HOMES AND RECREATIONAL BUILDING
i) Building Exteriors:
- 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.
- 2) Accessory structures: Maximum height shall not exceed 17 feet as per the PMC.

ii) R-3 Zone - Town Home Minimum Lot Size:
- 1) Minimum Lot Size: 1,100 s.f.
- 2) Minimum Frontage Width: 21.0 feet
- 3) Minimum Lot Width: 25.0 feet
- 4) Minimum Lot Depth: 57.0 feet

iii) R-4-30 Zone - Apartment Minimum Living Area and Bath Room Count:
- 1) Studio - 450 s.f. min. / 1 bath min.
- 2) 1 Bedroom - 550 s.f. min. / 1 bath min.
- 3) 2 Bedroom - 750 s.f. min. / 2 bath min.
- 4) 3 Bedroom - 900 s.f. min. / 2 bath min.

iv) Private Open Space at Balcony:
- 1) R-4 (30) Zone - Apartments and Carriage Unit balconies shall have a minimum size of 7 feet by 7 feet.
- 2) R-3 Zone - Town Home Private Open Space shall have a 150 square foot minimum area.

v) R-3 Town Home Trash Areas:
- 1) Shall be located within the unit’s garage.
- 2) No common trash areas shall be required within the R-3 Zone.

vi) R-3 Town Home Minimum Garage Size: Minimum garage interior size shall be 20 feet wide x 20 feet deep.

vii) Fencing at Residential Zones: A minimum of 5'-6"; not to exceed 6'-6" feet high wall, fence, or hedge may be located anywhere up to 2'-0" from the property line.

3.12 ARCHITECTURAL DEVELOPMENT STANDARDS: 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) 0 feet from interior Zone Boundary Line in R-3 and R-4 (30) Zones. Examples include trash enclosures and landscape elements such as pergolas.

iii) Trash Enclosures:
- 1) Mandatory Commercial Recycling (MCR) - AB 341 states that all businesses that generate more than 4 cubic yards of waste (a larger sized commercial recycling bin) must have arrangements for recycling services.
- 2) Mandatory commercial Organics Recycling (MORo) - AB 1826 states that all businesses that generate more than 4 cubic yards of organic waste per week, must have arrangements for organic waste recycling services.
- 3) Trash Enclosure and Pergola Setbacks:
  » Trash enclosure shall be screened with appropriate plant material from public right-of-way.
  » R-3 and R-4-30 Zone: Minimum setbacks for accessory structures shall be 0'-0" from interior Zone Boundary Line.

3.13 LANDSCAPING:
i) Landscape Planting Materials: All Landscape Planting Materials shall be as shown in Appendix I.

ii) Irrigation: Irrigation to be in accordance with the Palmdale Municipal Code.
3.14 Public Art:

- i) Location: The Public Art will be in or adjacent to the Art Plaza, west of Building 4.
- ii) Procurement: Artwork to be purchased by developer.
- iii) Design: A sculpture and/or an actual part of an airplane that references the aerospace history in Palmdale.
- iv) Setback: 3'-0" min. setback - subject to traffic engineering approval for sight distance.
- v) Height: Artwork will not exceed max Accessory Structure height as allowed by this Planned Development Document.

3.15 Project Identification - Monument Signage

Four (4) Monument Signs will be located around the perimeter of The Strada mixed use development. Signs A1 and C will be located on 15th St West. Sign A2 will be on Rancho Vista Blvd, and sign B will be seen from the intersection of 15th St W and Rancho Vista Blvd.

See Appendix 2 for Monument Signage Site Plan for locations.

- i) Monument Sign A1
  - 1) See Appendix 2
  - 2) Size: 8'-0" max height (including base) x 11'-0" max width x 4'-0" max depth (including decorative cap).
  - 3) Setback: 3' setback min. to signage from public right-of-way - subject to traffic engineering approval for sight distance.

- ii) Monument Sign A2
  - 1) See Appendix 2
  - 2) Size: 8'-0" max height (including base) x 11'-0" max width x 4'-0" max depth (including decorative cap).
  - 3) Setback: 3' setback min. to signage from public right-of-way - subject to traffic engineering approval for sight distance.

- iii) Monument Sign B
  - 1) See Appendix 2
  - 2) Size: 6'-0" max height (including base) x 20'-0" max width x 4'-0" max depth (including decorative cap).
  - 3) Setback: 3' setback min. to signage from public right-of-way - subject to traffic engineering approval for sight distance.

- iv) Monument Sign C
  - 1) See Appendix 2
  - 2) Size: 8'-0" max height (including base) x 17'-0" max width x 3'-0" max depth (including decorative cap).
  - 3) Setback: 3' setback min. to signage from public right-of-way - subject to traffic engineering approval for sight distance.

- v) Location Criteria: Sign location shall not obstruct motorists' visibility by considering driveway placement, long-term growth of landscaping, and adjacent and/or private drive aisle or driveway in such a manner that it obstructs the clear view of pedestrians and/or vehicular traffic.

- vi) All signage and graphic elements shall comply with these guidelines and shall be submitted to the City of Palmdale for a Sign Permit approval prior to installation. Any signs not referenced in these guidelines will adhere to PMC requirements.
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SECTION FOUR

DESIGN GUIDELINE STANDARDS

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

**DESIGN GUIDELINE STANDARDS**

4.01 **ARCHITECTURAL DESIGN CRITERIA: COMMERCIAL BUILDINGS**

- i) General - Proposed colors and materials for all exterior materials and finishes is detailed on pages 16 and 17.
  - 1) The architecture shall be designed to be aesthetically pleasing and appropriately scaled to a walkable 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 commercial buildings at The Strata shall express a consistent contemporary architectural vocabulary, rather than referencing historical or modern 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.
    - (c) Transparency will be encouraged at the ground level to create a welcoming and active environment.
  - 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) Specific programmed uses might be expressed on the exterior such as the differences between a retail space and a restaurant space.
    - (b) Unique materials may be used in special areas such as building areas because of different uses such as a restaurant or retail space as compared to the residential zones.
    - (c) 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.

- ii) Building Entries
  - 1) Building entries will generally be located as shown on the Site Plan, and shall be easily identifiable from the parking areas, as well as pedestrians coming from the adjacent mall, onsite residential, and surrounding neighborhoods.
  - 2) Building entries shall provide adequate transparency to offer a sense of welcome and aid in wayfinding. 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.

- iii) Building Exteriors
  - 1) The typical floor-to-ceiling height shall be approximately fourteen feet (14'-0")
  - 2) All building sides shall be treated with consistent design care and articulation, and shall be designed to provide strong human-scaled relationships.
  - 3) All roof-mounted equipment shall be screened from pedestrian view by the building parapet. The top of the parapet shall not be lower than the top of the highest equipment as measured by a horizontal line.

- iv) Building Materials
  - 1) Building 1: Refer to exterior elevation for proposed colors and materials. See page 16.
  - 2) Buildings 2, 3, 4 and 5: Refer to exterior elevation and Exterior Color Matrix A for proposed colors and materials. See page 17.
v) Safety and Security

- 1) Design decisions shall consider the safety and security of all who work at or visit the shopping center.
- 2) The ground floor perimeter walls 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 passersby. This must be done in an integrated manner with the overall aesthetics with the building.
- 4) Pipe Ballards within areas visible to the public must include a decorative sleeve that matches the architecture of the associated buildings.

vi) Loading and Service Areas and Trash Storage and Removal Areas

- 1) All areas designated for loading, service and trash collection are designated on the Site Plan.
- 2) If trash collection areas are not located within a building, they must be designed with solid metal gates and a decorative trellis or a solid roof. Enclosures shall be completely enclosed by minimum of six feet (6’) high stucco finish, masonry block wall, as measured to the top of the wall, and designed compatible with the design and materials of the buildings. Trash enclosures shall be of sufficient size to meet the requirements of the building.
- 3) Loading/service areas shall be designed to accommodate a WB-67 Interstate Semi-Trailer delivery truck.

4.02 Architectural Design Criteria: Apartments, Town Homes and Recreational Building

i) General - Proposed colors and materials for all exterior materials and finishes is detailed on pages 18 and 19.
- 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 town home buildings at The Strata 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.
  » (c) Privacy will be encouraged at the boundary lines between the commercial and residential areas.

ii) 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 hallways and enclosed staircases to protect against the elements.
   b) Town homes have direct access into the unit from each unit’s private garage.
   c) Carriage units have a private enclosed staircase serving each unit to protect against the elements.

iii) Building Exteriors

   1) The typical floor-to-floor height shall be 10 feet 4 inches (10'-4") at the apartment, town homes and the carriage units.

   2) All building sides shall be treated with consistent design care and articulation, and shall be designed to provide strong human-scaled relationships.

   3) All roof-mounted equipment shall be screened from pedestrian view by the building parapet and/or roof screen. Roof screening shall be treated and constructed to be consistent with the associated building and not appear as if it is screening for equipment. The top of the parapet shall be not lower than the top of the highest equipment as measured by a horizontal line.

iv) Building Materials

Refer to the proposed Colors and Materials on exterior elevation for Exterior Color Matrix A and Matrix B. See pages 18 and 19.

v) Safety and Security

   1) Design decisions shall consider the safety and security of all who live at or visit the residential area of The Strata.

   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 passersby. This must be done in an integrated manner with the overall aesthetics with the building.

   4) Pipe Ballards 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 Strata - Palmdale Mixed Use development provide code-mandated lighting levels and enhance public safety.

vii) Other Considerations

The staircases at the Apartments are fire rated and self-closing enclosures. All stairs and exiting shall occur within the building envelope.

4.03 Architectural Design Criteria: Accessory and Temporary Structures

i) General - No portable buildings, trailers, or other like portable structures shall be permitted without prior written approval of the City of Palmdale Planning Division. Such temporary structures as construction trailers and temporary offices may be approved by the Planning Manager for the City of Palmdale during construction only.

ii) Covered Parking Spaces:

   1) All building sides shall be treated with consistent design care and articulation, and shall be designed to provide strong human-scaled relationships.

   1) Trash Enclosures

      a) Trash enclosures shall be screened with landscaping wherever possible.

      b) Gates shall be maintained in working order and shall remain closed except when in use.

      c) Trash enclosures shall be located so as to be easily accessible to refuse collection trucks, and to site users.
4.04 LANDSCAPING:
The landscape concepts for The Strata 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 for more information.
- **ii) Site Circulation:** See Conceptual Landscape Development Plan for more information.
- **iii) Public Art Plaza Landscape:** See Conceptual Landscape Development Plan for more information.
  - 1) The Art Plaza space shall be designed as a gathering and interaction space for people working and visiting The Strata’s commercial area, and will accommodate community functions such as an Arts and Crafts show and exhibitions.
  - 2) Enhanced night lighting shall be included to provide visual interest and create a focal point in the evening. Examples of this might include:
    - (a) Lighting at artwork, if present.
    - (b) Lighting at landscape features.
- **iv) Retail / Restaurant Landscape:** See Conceptual Landscape Development Plan for more information.
  - 1) The landscape architecture around each building shall provide pedestrian circulation to all the commercial buildings, the parking areas, and the Art Plaza.
- 2) Each building shall include ‘people spaces’ designed to allow for seating areas and pedestrian interaction.
- 3) Plantings and hardscape treatments will consist of natural materials with an emphasis on simplicity and nature.
- **v) Residential Landscape:** See Conceptual Landscape Development Plan for more information.
  - 1) Pedestrian circulation must be provided to all buildings within the residential zone of The Strata, along with connections to the commercial zone, and to all public streets.
- **vi) Tot-lot, Picnic and Barbeque area Landscape:** See Conceptual Landscape Development Plan for more information.
- **vii) Recreation and Swimming Pool Area Landscape:** See Conceptual Landscape Development Plan for more information.
- **viii) Perimeter Landscape:** See Conceptual Landscape Development Plan 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) Seasonal grasses, drought tolerant shrubs and trees will be planted on slopes and flat areas in masses to highlight building architecture, entry points and signage treatments.
  - 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 1
- **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 drip line tree rings staked on grade or bubbler per city approval.
  - 7) Water management shall be controlled with a weather based smart controller.
Exterior Color Matrix A

12 Cornice & Trim
11 Canopy
10 Stucco Body Tertiary
9 Stucco Body Secondary
8 Stucco Body Primary
7 Window Trims

6 Doors & Windows
5 Balcony Third Floor
4 Balcony Second Floor
3 Balcony First Floor
2 Garages Doors
1 Stone Veneer

Commercial Buildings 2, 3, 4, & 5 - Proposed Colors and Materials

BUILDINGS 3 & 4 WEST ELEVATION

Commercial Buildings 3 & 4 - West Elevation

Section Four
Exterior Color Matrix A

- Cornice & Trim
- Canopy
- Stucco Body Tertiary
- Stucco Body Secondary
- Stucco Body Primary
- Window Trims
- Doors & Windows
- Balcony Third Floor
- Balcony Second Floor
- Balcony First Floor
- Garages Doors
- Stone Veneer

Apartments and Town Home Buildings - Proposed Colors and Materials - Matrix A
Blank page for notes.
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 also 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 Department.

- 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 **Parking**

The project shall provide parking spaces as defined in Section Three of the Special Development Standards, 3.7 Parking, of this PD. Prior to maximum buildout, the developer, must, provide surface parking to provide the required number of parking spaces as defined in Section 3.7, 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.

5.03 **Ongoing Maintenance of Common Areas and Facilities**

Common Areas, Commercial Buildings, 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
Appendices

6.01 APPENDICES

- i) 6.02 Appendix 1 - Landscape Planting Materials
- ii) 6.03 Appendix 2 - Sign Guidelines
  - 6.03.1 Monument Signage Site Plan
  - 6.03.2 Monument Sign A1 and A2
  - 6.03.3 Monument Sign B
  - 6.03.4 Monument Sign C
- iii) 6.04 Appendix 3 - Proposed Development Plan
- iv) 6.05 Appendix 4 - Proposed Feasibility Map
- v) 6.06 Appendix 5 - Vehicular Circulation Plan
- vi) 6.07 Appendix 6 - Pedestrian Circulation Plan
THE STRATA

APPENDICES

6.02 APPENDIX 1- LANDSCAPE PLANTING MATERIALS

LANDSCAPE PLANTING MATERIALS

The following plant palette is to be used for the Strata.

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.

TREES:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Cercidium</td>
<td>Western Red Bud</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Golden Rain Tree</td>
</tr>
</tbody>
</table>

ACCENT TREES:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arborsia</td>
<td>Golden Rain Tree</td>
</tr>
<tr>
<td>Cercis</td>
<td>Western Red Bud</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Golden Rain Tree</td>
</tr>
</tbody>
</table>

MEDIUM SCALE INTERIOR AND SHADE TREES:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chitalpa</td>
<td>Golden Rain Tree</td>
</tr>
<tr>
<td>Fraxinus</td>
<td>Raywood Ash</td>
</tr>
<tr>
<td>Koelreuteria</td>
<td>Chilean Mesquite</td>
</tr>
</tbody>
</table>

LARGE SCALE PERIMETER - INTERIOR AND SHADE TREES:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cedrus</td>
<td>Deodar Cedar</td>
</tr>
<tr>
<td>Quercus</td>
<td>Cork Oak</td>
</tr>
<tr>
<td>Platanes</td>
<td>European Sycamore</td>
</tr>
</tbody>
</table>

VERTICAL TREES - SMALL SPACE & NARROW AREAS

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calocedrus</td>
<td>Incense Cedar</td>
</tr>
</tbody>
</table>

STREET TREES:

Type and spacing to be coordinated with City of Palmdale Facilities Maintenance Department.

SHRUBS:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bouteloua</td>
<td>Grass Grass</td>
</tr>
<tr>
<td>Chrysemalina</td>
<td>Damiana</td>
</tr>
<tr>
<td>Hesperaloe</td>
<td>Dwarf Red Yucca</td>
</tr>
<tr>
<td>Lantana</td>
<td>Red/Yellow Yucca</td>
</tr>
<tr>
<td>Muhlenbergia</td>
<td>Regal Mist Mahly</td>
</tr>
</tbody>
</table>

LOW FOREGROUND – ACCENT PLANTINGS:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ericameria</td>
<td>Turpentine Bush</td>
</tr>
<tr>
<td>Ilex</td>
<td>Dwarf Yaupon Holly</td>
</tr>
<tr>
<td>Leucophyllum</td>
<td>Texas Ranger</td>
</tr>
<tr>
<td>Muhlenbergia</td>
<td>Regal Mist Mahly</td>
</tr>
<tr>
<td>Muhlenbergia</td>
<td>Deer Grass</td>
</tr>
<tr>
<td>Salvia</td>
<td>Pine Mahly</td>
</tr>
</tbody>
</table>

BACKGROUND PLANTINGS:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus unedo</td>
<td>Dwarf Strawberry</td>
</tr>
<tr>
<td>Caesalpinia</td>
<td>Red Bird of Paradise Bush</td>
</tr>
<tr>
<td>Dalesia</td>
<td>Indigo Bush</td>
</tr>
<tr>
<td>Fallopia</td>
<td>Apache Plume</td>
</tr>
<tr>
<td>Pervoskia</td>
<td>Russian Sage</td>
</tr>
</tbody>
</table>

VINES:

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsis</td>
<td>Trumpet Creeper</td>
</tr>
<tr>
<td>Cytostena</td>
<td>Violet Trumpet Vine</td>
</tr>
<tr>
<td>Rosa Banksiae</td>
<td>'Lady Banks Rose'</td>
</tr>
</tbody>
</table>

TURF:

Turf only in residential area - Low water demand Rhexizonmus Fescue

GROUND PLANE:

3" Layer of Stabilized Decomposed Granite - California Gold Color
3" Layer of 3" minus rock mulch – Tan Gold Color
6.03.2 MONUMENT SIGN A1 AND A2

NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN (Qty 2)

USE CLEAR BLUE PLEX W/ 2ND SURFACE APPLIED WHITE VINYL ELLUMINATE W/PASS LEDS (LED TO BE PROGRAMMED TO CHANGE COLORS)

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN USE STANDARD ALUMINUM CONSTRUCTION W/ANGLE IRON & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUDIO FINISH PAINTED/MATTE & CORRUGATED METAL PANELS W/LEAD.

"COLOR BY TO BE ROUTED OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX W/THE SURFACE APPLIED VINYL OVERLAYS. ELLUMINATE W/WHT LED.

TENANT PANELS TO HAVE ALUMINUM FACES PAINTED W/WHITE ROUTED & BACKED-UP WHITE PLEXI GLASS. ELLUMINATE W/WHT LED.

BASE TO HAVE SOME VINYL FASCIA TO MATCH BUILDING (H). Set engineers specs for structural calculations. Verify exact location of sign prior to installation.

JONES SIGN
Your Vision. Accomplished.

STRATA COMMONS SIGN GUIDELINES

MAY 28, 2019 JC

PAGE 13
NEW D/F INTERNALLY-ILLUMINATED CENTER ID MONUMENT SIGN (Qty 1)

MATERIALS:
- Aluminum construction, white finish
- Steel frame
- Concrete post
- Painted white

DETAILS:
- Center ID to be fabricated and painted
- Internally illuminated channel letters
- White LEDs

BASE:
- Stone finish to match building

NOTES:
- See engineers specs for structural calculations
- Site fabricates location of sign prior to installation

JONES SIGN
Your Vision. Accomplished.

MAY 28, 2019 JC

STRATA COMMONS SIGN GUIDELINES

PAGE 14
6.03.4 Monument Sign C

NEW DOUBLE-FACE INTERNALLY ILLUMINATED CENTER ID MONUMENT SIGN (Qty 1)

USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL DIE SUPPORT W/ CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUDDED FINISH PAINTED. CORRUGATED METAL FINISH VARIOUS.

CENTER ID TO HAVE ALUMINUM FACES w/ CONTENT STAIN, FINISH W/ A ROUTED & ROUTED W/ CLEAR PLEXIGLASS w/ ENGRAVED APPLIED DIAMANT LAMINATE DISPLAYS PAINTED. ILLUMINATE w/ WHITE LED.

SEE ENGINEERS SPEC FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

JONES SIGN
Your Vision. Accomplished.

STRATA COMMONS SIGN GUIDELINES

MAY 28, 2019 JC

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6.04 Appendix 3 - Proposed Development Plan

The Strata

Appendices
6.06 Appendix 5 - Proposed Vehicular Circulation Plan
6.07 APPENDIX 6 - PROPOSED PEDESTRIAN CIRCULATION
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