

DEVELOPMENT GUIDELINES FOR THE OASIS WELLNESS VILLAGE PLANNED DEVELOPMENT

- 1) **PURPOSE.** The purpose of the Oasis Wellness Village Planned Development (PD) is to provide comprehensive planning for the development of the “Oasis Wellness Village,” a collection of state-of-the-art continuum care facilities and related supportive uses adjacent to the campus of the Palmdale Regional Medical Center. The Oasis Wellness Village will be designed to attract medical care providers and services to the site and to further stimulate and supplement the resources and services provided by the Medical Center. The Oasis Wellness Village will provide residents of the City and of the broader Antelope Valley with local access to quality medical care and a broad range of medical services, much of which previously has been available only by traveling extended distances to Los Angeles and its adjacent communities.

The combination of site characteristics (discussed below) and the design elements of a more urban, mixed use “village” essential to attracting the desired health care providers and services necessitates development standards that will be unique to the Oasis Wellness Village. This PD will result in an efficient, high quality, and attractive design and the end result is intended to transform the delivery of health care services to the Antelope Valley, while also increasing employment opportunities and local tax revenues.

APPROVED
PD16-001 Not

2) **SITE INFORMATION.** The Project Site is located at the southeast corner of Palmdale Boulevard and Tierra Subida Avenue within the City of Palmdale. Other information related to the Project Site:

A) *Owner.* The owner of the property is Palmdale Investment Company, LLC. Contact information is as follows:

Palmdale Investment Company, LLC
1146 N. Central Avenue #441
Glendale, CA 91202
Attn: John Thomas
john@thomaspartners.com

B) *Consultants.* Project consultants at the time of the submittal of the PD application are:

Jones Lang LaSalle
4 Park Plaza, Suite 900
Irvine, CA 92614
Attn: Martin Potts
marty.potts@am.jll.com

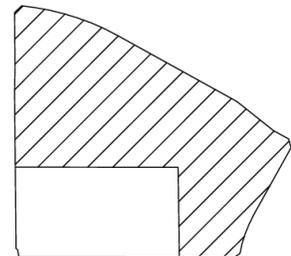
C) *Legal Description.* A legal description of the Project Site is attached as Appendix 1.

D) *Existing Site Condition.* The Project Site is primarily vacant with the exception of an existing 19,830 square foot commercial/retail center in the northwest corner of the site. The site is minimally vegetated with a light desert vegetation consisting of weeds, grasses, brush, and bushes. The site has a gradual downward slope from the southwest to the northeast, with a maximum change in elevation of approximately 33 feet. It is important to the master plan of The Oasis Wellness Village that this building be removed from the property in conjunction with the development of the project,

E) *Total Site Area.* The Project Site area is approximately 12.5 acres.

F) *Opportunities and Constraints.* The Project Site is an irregular shaped parcel of land which impacts the design of the project.

Shape. The Project Site is 12.5 acres on an irregularly shaped parcel, as depicted in the cross hatched area in the graphic to the right. Far from being a more typical square or rectangular site, the parcel has eight irregular sides of widely varying lengths. Additionally, it would not be accurate to refer to the parcel even as an “irregular octagon” because two of the sides are not straight lines. The longest side of the parcel is curved, reflecting the curvature of the adjacent West Palmdale Boulevard. The easterly side of the parcel fronting on Medical Center Drive also is curved. Further, the southeastern portion of the parcel includes an irregular extension of varying width which resembles the head of a hammer. This unusual and inefficient configuration presents a challenge to site planning and, in particular, to the location of buildings and structures.



G) *Project Description.* At buildout, the Oasis Wellness Village will consist of some combination of an approximately 420,000 square foot development containing four medical office buildings, a free-standing retail building, a free-standing restaurant, and two parking garages or, alternatively, three medical office buildings, a hotel, a free-standing retail building, a free-standing restaurant, and two parking garages, along with supporting, complementary, and ancillary uses.

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

ii) Proposed Building Footprints, including Location and Lot Coverage: See Appendix 3.

- iii) Proposed FAR: See Special Development Standards of this PD.
- iv) Proposed Circulation Plan: See Appendix 5.
- v) Proposed Pedestrian Circulation Plan: See Appendix 6.
- vi) Proposed Infrastructure Plan: See Appendix 4.
- vii) Phasing and Development Schedule: The timing and phasing of development of the project will be dependent upon a variety of factors, including local, regional and national economies, the evolution of health care delivery systems, local and regional growth patterns, state and national health care legislation, and the resulting local and regional demand for health care services. As a result, the project shall be developed in such order, at such rate, at such times, and in as many development phases and sub-phases as the developer of the project deems appropriate.
- viii) Term of PD: The term of the PD shall be automatically extended to the extent provided in any Development Agreement for the project.

3) SPECIAL DEVELOPMENT STANDARDS

The following development standards shall apply to the PD:

A) Permitted Uses: The Oasis Wellness Village is intended to accommodate a broad range of integrated health care uses. Additionally, it is anticipated that health care facilities, providers, workers, patients, visitors, vendors, and others will require an evolving range of supporting, complementary, and ancillary uses to meet their daily needs. Therefore, in addition to those uses permitted under the C4 zoning in the City of Palmdale Municipal Code, the following additional uses shall be permitted within this PD, without the need for a conditional use permit:

- i) General administrative and professional offices
- ii) Medical, dental, and other health care offices
- iii) Restaurants and food services, including on-premises liquor sales
- iv) Conference and meeting facilities
- v) Health clubs, fitness centers, and gymnasiums
- vi) Hotels
- vii) Any 24-hour business.

B) Uses Permitted with a CUP

Other uses generally permitted within Commercial (C1-C5) zoning districts, which are not listed as permitted uses above.

C) Uses with Alcohol Sales.

Uses with alcohol sales shall comply with the Palmdale Municipal Code requirements.

D) Building Setbacks. The minimum building setbacks shall be provided for all structures as follows:

- i) Palmdale Boulevard. 30 feet from the property line.
- ii) Tierra Subida Avenue. 30 feet from the property line.
- iii) Medical Center Drive. 20 feet from the property line. Deceleration lanes are allowed to encroach into the building setback line.
- iv) Adjacent Properties. 5 feet from the property line.
- v) Setbacks and spacing between buildings on the site shall be determined by Site Plan Review, but in no case shall they be less than the setbacks as described on the Land Use Plan.
- vi) All required setback areas shall be clear of all structures from the ground to the sky (except for signage) and shall be landscaped and maintained in a neat and healthy condition according to landscaping provisions of this PD.

E) Floor Area Ratio: The maximum floor area ratio for the project shall not exceed 2.2. Within this PD, Floor Area Ratio (FAR) shall mean the numerical value obtained through dividing the floor area of a building or buildings and all levels of the parking structures, by the total area of the lot or parcel of land on which such building or buildings and parking structures are located.

F) Lot Coverage: Maximum lot coverage shall not exceed 55, including buildings and parking structures.

G) Parking:

The Oasis Wellness Village is required to have the following minimum parking ratios:

- i) Medical Office – 1 parking space for each 200 square feet of Leasable Floor Area
- ii) General Office – 1 parking space for each 250 square feet of Leasable Floor Area.
- iii) General Retail – 1 parking space for each 200 square feet of Leasable Floor Area.
- iv) Restaurants - 1 parking space for each 250 square feet of Leasable Floor Area.
- v) Hotels - 1 parking space per guest room; plus 1 parking space per 100 square feet of eating area in a restaurant/coffee shop; plus 1 space per 70 square feet of seating area in a meeting or banquet room; plus 1 space per three employees on the largest shift.
- vi) All Other Uses – 1 parking space for each 250 square feet of Leasable Floor Area.

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.

H) 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.

I) Architectural Design Criteria: Commercial Buildings

- i) **General** - A sample application only for all exterior materials and finishes is detailed in Appendix 8.
 - (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 buildings at the Oasis Wellness Village, including the parking structures, 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) 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) For programmatic reasons, a stair might be expressed on the exterior instead of being hidden internally.
 - (b) Specific programmed uses might be expressed on the exterior such as the differences between an office area and a waiting room.
 - (c) 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 an office.
 - (d) 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 Land Use Plan, and shall be easily identifiable from the parking structures and parking areas, as well as pedestrians coming from the adjacent hospital.
- (2) Building entries shall provide adequate transparency to offer a sense of welcome and aide 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 for buildings of this quality. Depending on final use and code requirements, covering at vehicle drop off zones may be introduced as to protect those customers exiting cars at building entrances. Where code requires weather protection at passenger drop off and loading zones for ambulatory services if part of the project, there shall be a minimum 24' x 10' canopy over the vehicle pull up space. The canopy area shall be connected to an adjacent covered area (i.e. building above). This covered area would provide weather protection for the access aisle and route to the entrance.

iii) **Building Exteriors**

- (1) The typical floor-to-floor height shall be fourteen feet (14') with the ground floor at sixteen feet (16').
- (2) Building heights shall not exceed 72 feet, as measured from the building finished ground floor at the public entry to the highest building parapet or top of the mechanical roof-top screens whichever is higher.
- (3) All building sides shall be treated with consistent design care and articulation, and shall be designed to provide strong human-scaled relationships.
- (4) All roof-mounted equipment shall be provided with mechanical screens of sufficient height to appropriately screen the equipment from pedestrian-level view. The top of the mechanical screen shall be no lower the top of the highest equipment as measured by a horizontal line. Penthouse massing will be integrated with the building design and the exterior materials shall be consistent in appearance with the exterior skin of the building.

- (5) Shading devices, sun screens, exterior balconies and similar elements are encouraged to articulate the building massing. Elements shall be integral to the design and not appear as “added on.”

iv) Building Materials

- (1) Exterior building material selections shall be based on their aesthetic and long-term maintenance characteristics as the buildings are intended to be minimum “50-year structures”

Exterior building materials shall stand up to the intensity of use anticipated with minimum maintenance required.

- (2) The building’s design shall address long-term operations and maintenance issues associated with the building, with an emphasis placed on material selection and construction methods which promote a high degree of value.
- (3) The allowable building materials and colors for the project as listed in the Exterior Building Materials. See Appendix 6
- (4) The following materials are not to be used in the project:
 - (a) Exterior plaster, except in isolated areas. Does not apply to the retail pavilion and restaurant building.
 - (b) Exterior foam insulated plaster. Does not apply to the retail pavilion or restaurant building.
 - (c) Plastics
 - (d) Field-painted materials
 - (e) Materials requiring periodic refinishing
 - (f) Materials which are not UV stable
 - (g) Materials which will discolor with age in a manner that is unexpected or undesirable
 - (h) Highly colored or highlight reflective glass
- (5) Surface mounted conduits, raceways, downspouts, pipes or other building system components are prohibited, unless they are utilized as a relevant part of the aesthetic articulation of the building.
- (6) Wall or roof mounted security lighting, cameras, speakers and other appurtenance must be incorporated into the overall exterior articulation in a manner which diminishes their visibility.
- (7) Care must be taken to avoid design details which promote roosting areas for birds or hiding and nesting places for rodents or other vermin.

v) Safety and Security

- (1) Design decisions shall consider the safety and security of all who work at or visit the campus.
- (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 passers-by. This must be done in an integrated manner with the overall aesthetics with the building

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

- (1) All areas designated for loading and service and trash collection and removal must be located within the building as designated on the Land Use Plan and completely screened from public view.
- (2) If trash collection areas are not located within a building, they must be designed with solid metal gates and a decorative trellis treatment and roof. Enclosures must be a minimum of eight feet (8') high, 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. All trash enclosures shall be recessed from the drive aisles to avoid conflict with vehicles when gates are open. For freestanding pad buildings, a minimum of two (2) trash bins will be provided for each 8,000 square feet of building area.
- (3) Loading/service areas shall be designed to accommodate a minimum SU-30 delivery truck.

vii) Exterior Lighting

- (1) Parking, drive aisles and parking structures shall be illuminated with a lighting intensity of a minimum of 0.5 foot candle (at the darkest spot on the parking area), maintained. There shall be no more than a four to one (4:1) average illumination ratio (average to minimum) level of illumination shown between lighting sources.
- (2) Although desired that the project express a sense of frugal utility usage, the use of exterior lighting or the visibility of interior lighting after dark to add drama and invite attention is encouraged.
- (3) The scale and type of lighting shall be selected to advance the brand objectives of The Oasis Wellness Village, provide code-mandated lighting levels and enhance public safety. All light fixtures shall be down cast type with no horizontally exposed lenses, unless the fixture does not exceed 800 lumens.

viii) Other Considerations

- (1) The use of glazing and up-graded materials in exit stairs is expected as to encourage the use of the stairs in lieu of elevators as a healthy life-style choice. All stairs and exiting shall occur within the building envelop.
- (2) Where signage is incorporated into or attached to the exterior envelop, it shall be integrated into the building aesthetic.

J) Architectural Design Criteria: Parking Structures

- i) The parking structures shall be designed in a manner that creates a clear aesthetic link between the parking structure and the buildings.
- ii) The exterior of the parking structures shall feature commercially reasonable design elements to create a thematic aesthetic link with other buildings within the PD boundaries.
- iii) The parking structure exterior corner at the intersection of West Palmdale Boulevard and Medical Center Drive shall include architectural enhancements similar to the building entries to enrich the aesthetic appeal of Medical Center Drive. It is intended to be treated as an opportunity to reiterate memorable features related to the brand of The Oasis Wellness Village.
- iv) The parking structure design shall provide as much openness as possible to maximize interior visibility.
- v) Vertical circulation will be located and designed to provide maximum visibility including the use of glass backed elevators.

K) Accessory and Temporary Structures

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.

L) Landscaping

The landscape concepts for The Oasis Wellness Village are to promote the connectivity of people to people, people to landscape, and the landscape to the natural setting in which the City of Palmdale resides.

i) Design

- (1) The health and wellness of those who work and visit The Oasis Wellness Village will be enhanced by a landscape character that emulates the beauty of the local natural landscape.
- (2) Landscape elements formed by nature will take precedence over man made materials with stone, gravel and decomposed granite replacing concrete and asphalt where possible.
- (3) Outdoor spaces shall be created where possible, connected by tree-lined pedestrian pathways and shade trellises, water elements and a variety of flowering plants, succulents and seasonal grasses.

ii) Site Circulation

- (1) Vehicular circulation through the site begins with a main signalized entry off Palmdale Boulevard consisting of two lanes of entry traffic and three lanes of outbound traffic, divided by a raised landscape median, flanked by rows of palm trees. The entry road terminates at the central plaza of the project, forming the intersection of the main east-west road connecting Tierra Subida Avenue and Medical Center Drive, and access to the two parking structures in the project.
- (2) Short-term and disabled-access parking is available adjacent to the buildings and within each parking structure. Vehicular drop-off opportunities must be provided at each medical office building.
- (3) Pedestrian circulation must be provided to all buildings within the Oasis Wellness Village, connected to all public streets. Refer to the Pedestrian Circulation Plan, Appendix 6.
- (4) An enhanced, landscaped pedestrian link from The Oasis Wellness Village to the adjacent hospital site will be provided.
- (5) Canopy structures and trees will provide shade protection of the pedestrians. Shade protection shall be a minimum of 15% of the walk surface.
- (6) Bicycle parking shall be provided at various locations throughout the project. Generous street widths shall allow for safe compatibility with vehicular traffic and bicyclists.

iii) Central Plaza

- (1) The central plaza space shall be designed as a gathering and interaction space for people working and visiting The Oasis Wellness Village and will accommodate community functions such as a farmer's market, art/craft show or other similar activities.

- (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 water feature, if present.
 - (b) Lighting at artwork, if present.
 - (c) Lighting at landscape features.
 - (d) Decorative lighted bollards where needed to separate vehicles from pedestrians.
 - (e) Flexible lighting features as may be required to accommodate special event variety, under the City's Special Event Permit process.
 - (f) Pedestrian-scaled pole fixtures which may include banners. Light fixtures shall not produce glare.

iv) Office Building Landscape

- (1) The landscape architecture around each building shall provide pedestrian circulation and connectivity to the central plaza and parking structures.
- (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) Perimeter Landscape

- (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, succulents 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.
- (4) The landscaping at the corner of Palmdale Boulevard and Medical Center Drive shall be terraced to lessen the impact of the grade between the parking structure and the sidewalk elevation at the intersection. Maximum terrace wall height to be five feet (5').
- (5) The perimeter street design along Palmdale Boulevard and Medical Center Drive shall not exceed a 3 to 1 slope in the parkway.

vi) Plant Material Selections and Cross Sections

All plant materials to be used are listed in Appendix 9.

vii) Irrigation

- (1) The irrigation design must employ the latest in drip irrigation technology of grid pattern distribution techniques for high density decorative plantings. Spot emitters (or micro-spray heads) must be employed for low density plantings primarily around the site perimeter.
- (2) All irrigation systems shall meet all requirements of the current Water Efficiency Landscape Ordinance of the State of California. The included water use calculations, using conservative values for irrigation efficiency and plant factor, indicate the estimated total water use (ETWU) to be approximately 18% below the maximum applied water allowance (MAWA).
- (3) Systems must be controlled by a premier central control water management system using ETo based scheduling within the Calsense Command One scheduling engine and on-site ETo sensors.
- (4) Water Use Calculations for the landscaping must recognize the California Department of Water Resources, the Water Use Classification of Landscape Species (WUCOLS) and the Landscape Coefficient method in determination of hydro definition and separation.

M) Project Identification Signage and Building Signage, See Appendix 10

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.

N) Public Facilities Improvements

i) Street Improvements

The developer(s) shall improve and dedicate to the City certain right-of-ways and other public facilities necessary to serve the site. These improvements included, but are not limited to, street dedication and improvements, drainage and sanitary sewer facilities, water systems, fire hydrants and other fire prevention facilities.

The following street improvements are to be completed by the developer(s) in accordance with the Tentative Parcel Map No. 73748.

- Palmdale Boulevard – a new full movement intersection with traffic signal at the main entry to the project. A new deceleration lane on the southside of Palmdale Boulevard at the main project entry and at Medical Center Drive.
- Tierra Subida – median modification and left turn access into the project site from southbound Tierra Subida Avenue. A new deceleration lane at the project entry on the east side of Tierra Subida.
- Medical Center Drive – new drive access into the project site, with a deceleration lane on the west side of Medical Center Drive.

ii) Traffic Signalization

The project shall include the following traffic signal improvements. All improvements shall be to the satisfaction of the City Engineer.

- (1) A traffic signal installed at the intersection of 10th Street and Auto Center Drive.
- (2) The traffic signal at the intersection of Tierra Subida Avenue and Palmdale Boulevard shall be upgraded to provide a westbound right turn overlap phase. In addition, signal phasing shall be modified to provide additional time for northbound left turn lanes.
- (3) The developer shall pay the fair share of regional mitigation improvements through traffic impact fees in the amount determined by the City Traffic Engineer.

iii) Off-Site Drainage

- (1) The developer shall attempt to acquire land adjacent to the City's basin site, to provide adequate downstream discharging retention basin storage. The developer shall attempt to acquire APN 3006-024-005, which will conform to the ultimate drainage concept of the Palmdale Trade and Commerce Center Specific Plan.
- (2) Acquisition of APN 3006-024-005 and basin expansion improvements may be considered as regional storm drain improvements and may be eligible for drainage credits against development drainage impact fees.
- (3) The purchase of APN 3006-024-005 shall be pursued by the developer under friendly land acquisition terms. If a purchasing agreement cannot be reached between the two parties, the City may exercise its rights to acquire the property under eminent domain. All legal expenses shall be paid by the developer.
- (4) The developer shall prepare and submit for City approval, storm drain plans demonstrating how proposed on-site storm drain improvements connect to existing public facilities. The plans shall include a point of connection for all parcels included within the project site, including drainage from the proposed parking structures.

4) IMPLEMENTATION

A) Development Review Procedures:

- i) Development phasing and sequencing shall be as determined by the developer. Precise grading plans for portions of the project shall be reviewed by the Public Works Department as grading permit applications are submitted. Grading permits shall be issued if the grading plans are in substantial compliance with this PD text. Building permit applications shall be reviewed by the Planning Department for substantial compliance with this PD text. Building permits shall be issued if the building permit applications are in substantial compliance with this PD text.
- ii) 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 Department 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. Therefore, in the submission of the individual buildings for Site Plan Review, it is recognized that the building sizes may be changed, building locations redistributed, and/or the mix of uses adjusted to meet changing user demands. With respect to building size, location, and uses, therefore, Site Plan Review 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. If there is substantial compliance, site plans shall be approved by the Planning Department.

iii) Permit Processing, Planning Department / 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, a Site Plan Review application must be submitted in accordance with Article 21 of the Palmdale Municipal Code.

B) Parking Facilities

As the project is developed, the project shall provide parking spaces as defined in Section 3(F) if this PD. At maximum buildout, two freestanding parking structures are to be constructed, containing a sufficient number of parking spaces to meet this standard. Prior to maximum buildout, the developer, at its option, may provide surface parking to provide the required number of parking spaces as defined in Section 3(F), for the buildings then proposed. As part of its Site Plan Review, the Planning Department shall review proposed site plans for compliance with this parking requirement. If the proposed parking is to be provided within a parking structure, the Site Plan Review shall include a review of the parking structure for compliance with the development standards contained within this PD text. Parking sufficient to comply with this PD Text parking standard shall be available to users of the proposed building(s) prior to the building occupancy.

C) Phasing

The Oasis Wellness Village can be phased at the option of the developer(s). Prior to the initial phase being completed, all rough grading for the lot, street improvements and perimeter landscape on Palmdale Boulevard, Tierra Subida Avenue and Medical Center Drive, as well as the edge landscaping and building adjacent outdoor people spaces shall be constructed or installed. With the completion of each phase, all required on-site improvements pursuant to this PD shall be completed, for that phase of development.

D) Ongoing Maintenance of Common Areas and Facilities

Common areas and facilities, including parking 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.

5) APPENDICES

- i) Appendix 1: Legal Description of the PD Site
- ii) Appendix 2: Development Feasibility Map
- iii) Appendix 3: Development Plan
- iv) Appendix 4: Infrastructure Plan
- v) Appendix 5: Vehicular Circulation Plan
- vi) Appendix 6: Pedestrian Circulation Plan
- vii) Appendix 7: Building Materials and Colors
- viii) Appendix 8: Sample Building Elevation
- ix) Appendix 9: Landscape Planting Materials and Cross Sections
- x) Appendix 10: Project Identification and Building Signage
- xi) Appendix 11: Tentative Parcel Map
- xii) Appendix 12: Conceptual Grading Plan

Appendix 1 – Legal Description of the PD Site

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°53'26" EAST, 50.00 FEET TO A POINT ON THE EASTERLY LINE OF THE EASEMENT DESCRIBED IN PART A OF THE ROAD DEED RECORDED FEBRUARY 3, 1967 AS INSTRUMENT NO. 1895, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°32'20" WEST, 71.77 FEET;
2. NORTH 01°22'13" EAST, 300.17 FEET;
3. NORTH 00°32'20" WEST, 218.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 27.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°11'04" AN ARC LENGTH OF 45.33 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 05°38'44" WEST, SAID COMPOUND CURVE BEING THE SOUTHERLY LINE OF THE EASEMENT DESCRIBED IN THE ROAD DEED RECORDED FEBRUARY 1, 1957 IN BOOK 53536, PAGE 146, OFFICIAL RECORDS OF SAID COUNTY.

THENCE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'29" AN ARC LENGTH OF 385.08 FEET;
2. SOUTH 61°07'47" EAST, 432.47 FEET TO THE SOUTHWESTERLY LINE OF THE EASEMENT DESCRIBED IN THE DOCUMENT ENTITLED "AMENDED FINAL ORDER OF CONDEMNATION" RECORDED MAY 17, 2011 AS INSTRUMENT NO. 20110695447, OFFICIAL RECORDS OF SAID COUNTY;

THENCE, ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY LINES OF THE PARCELS DESCRIBED IN SAID DOCUMENT, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 51°38'47" EAST, 254.92 FEET;
2. SOUTH 61°07'47" EAST, 64.35 FEET;
3. SOUTH 16°06'22" EAST, 34.40 FEET;
4. SOUTH 29°03'41" WEST, 290.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 466.50 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'32" AN ARC LENGTH OF 152.33 FEET;
6. SOUTH 54°17'21" WEST, 23.09 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE, ALONG SAID LINE, NORTH 89°55'37" WEST, 209.72 FEET TO THE EASTERLY LINE OF THE

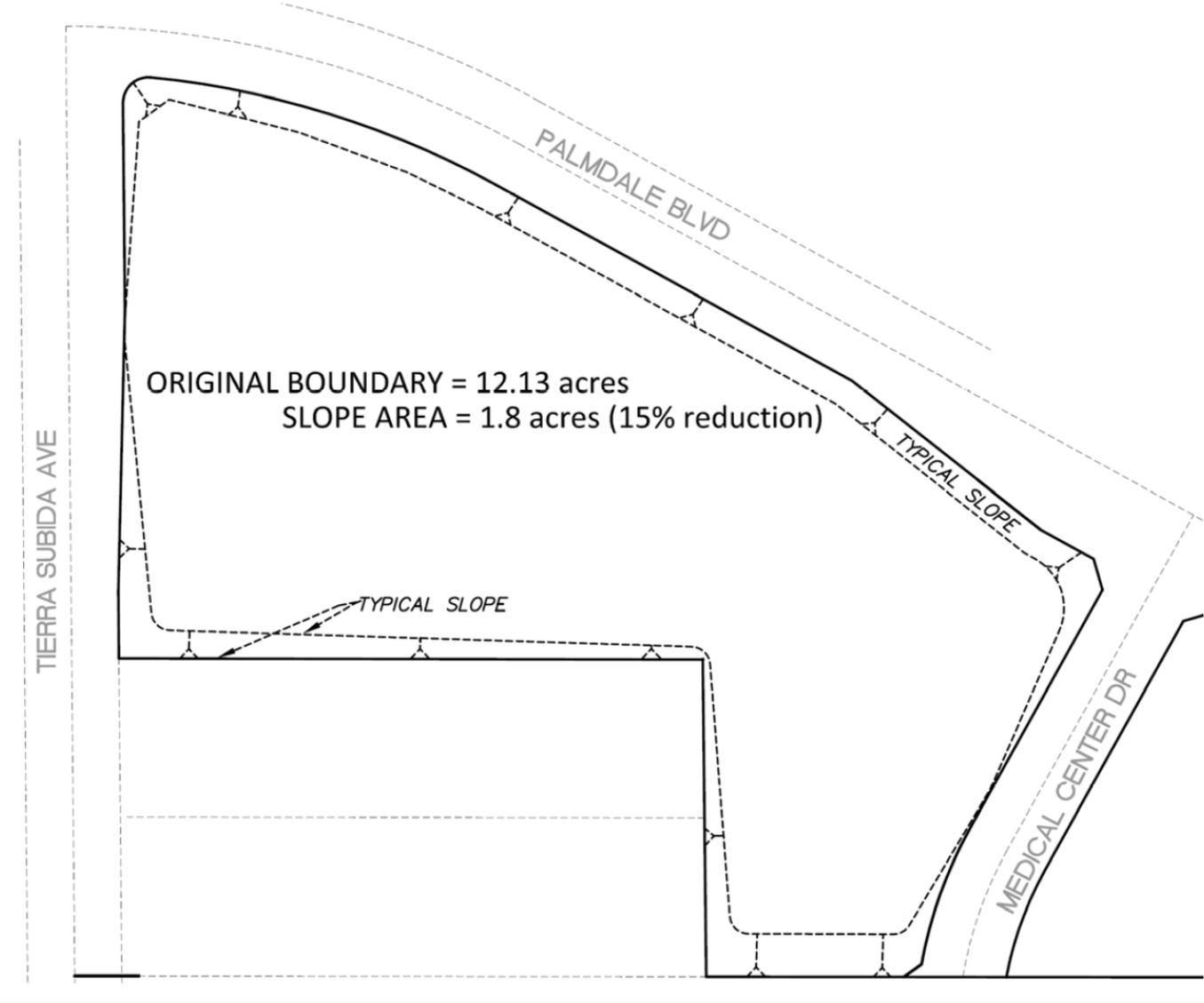
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE, ALONG SAID LINE, NORTH 00°37'42" WEST, 335.60 FEET TO SAID SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

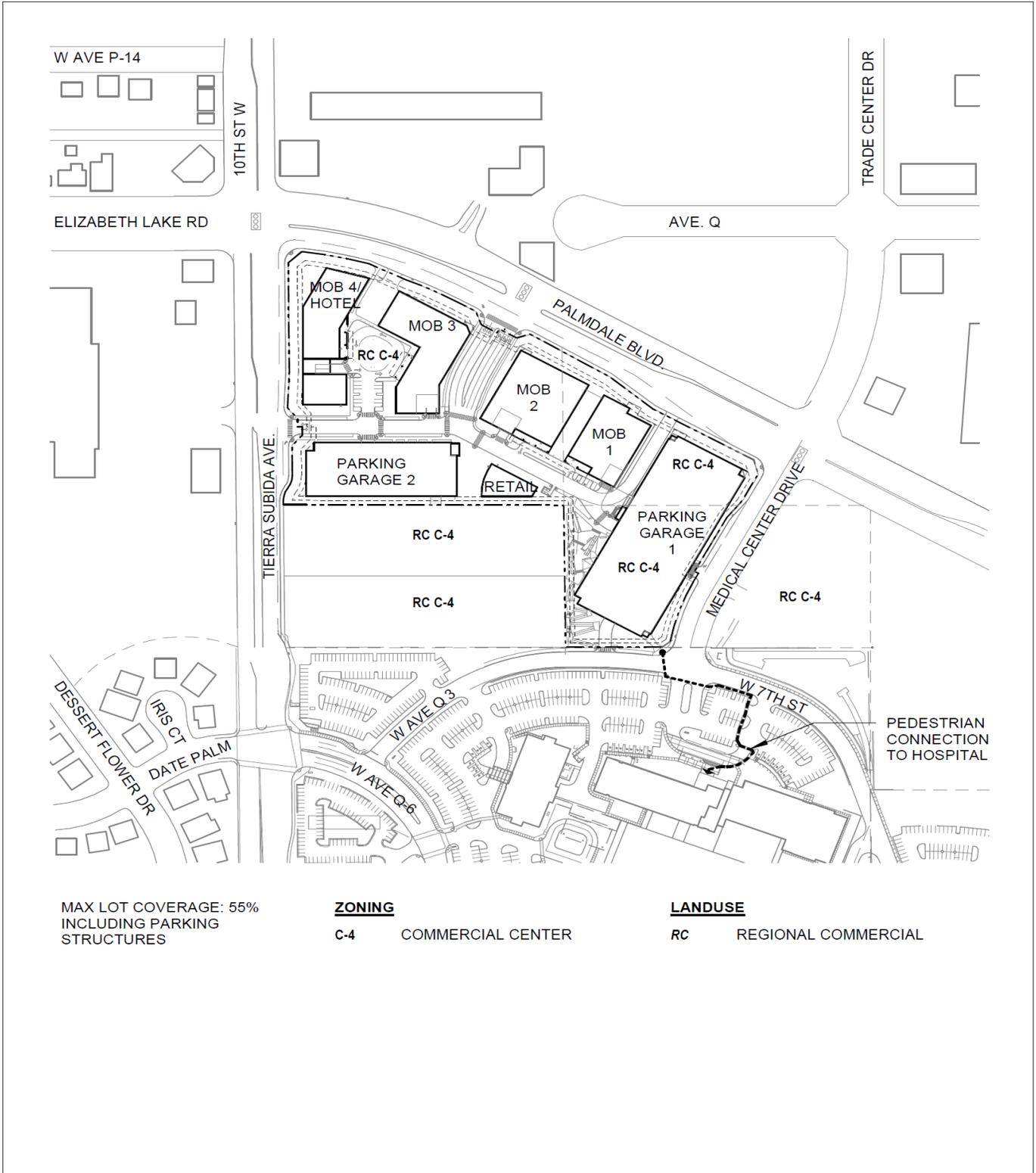
THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°53'26" WEST, 619.58 FEET TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 12.13 ACRES, MORE OR LESS.

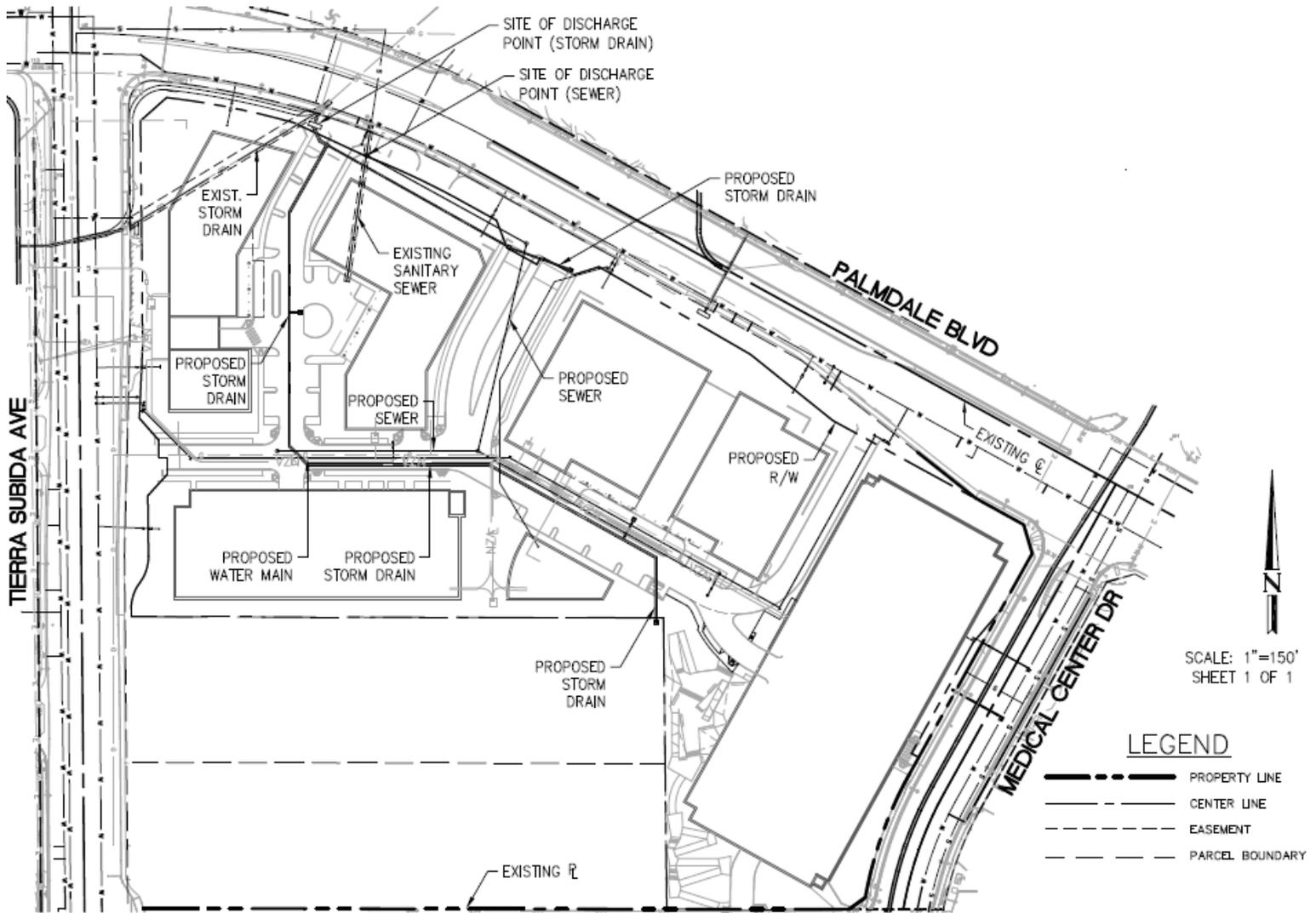
Appendix 2 – Development Feasibility Map



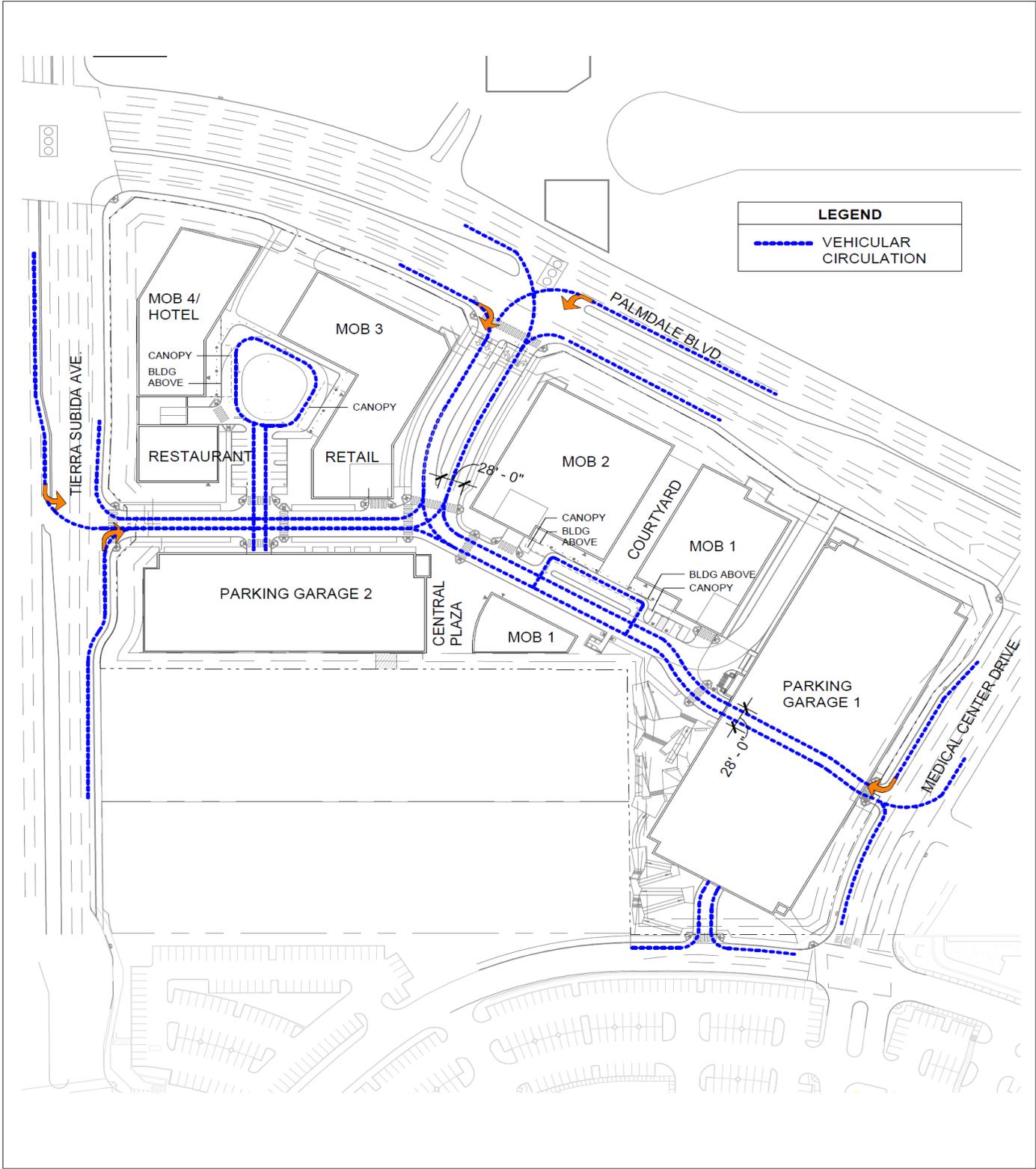
Appendix 3 – Development Plan



Appendix 4 – Infrastructure Plan

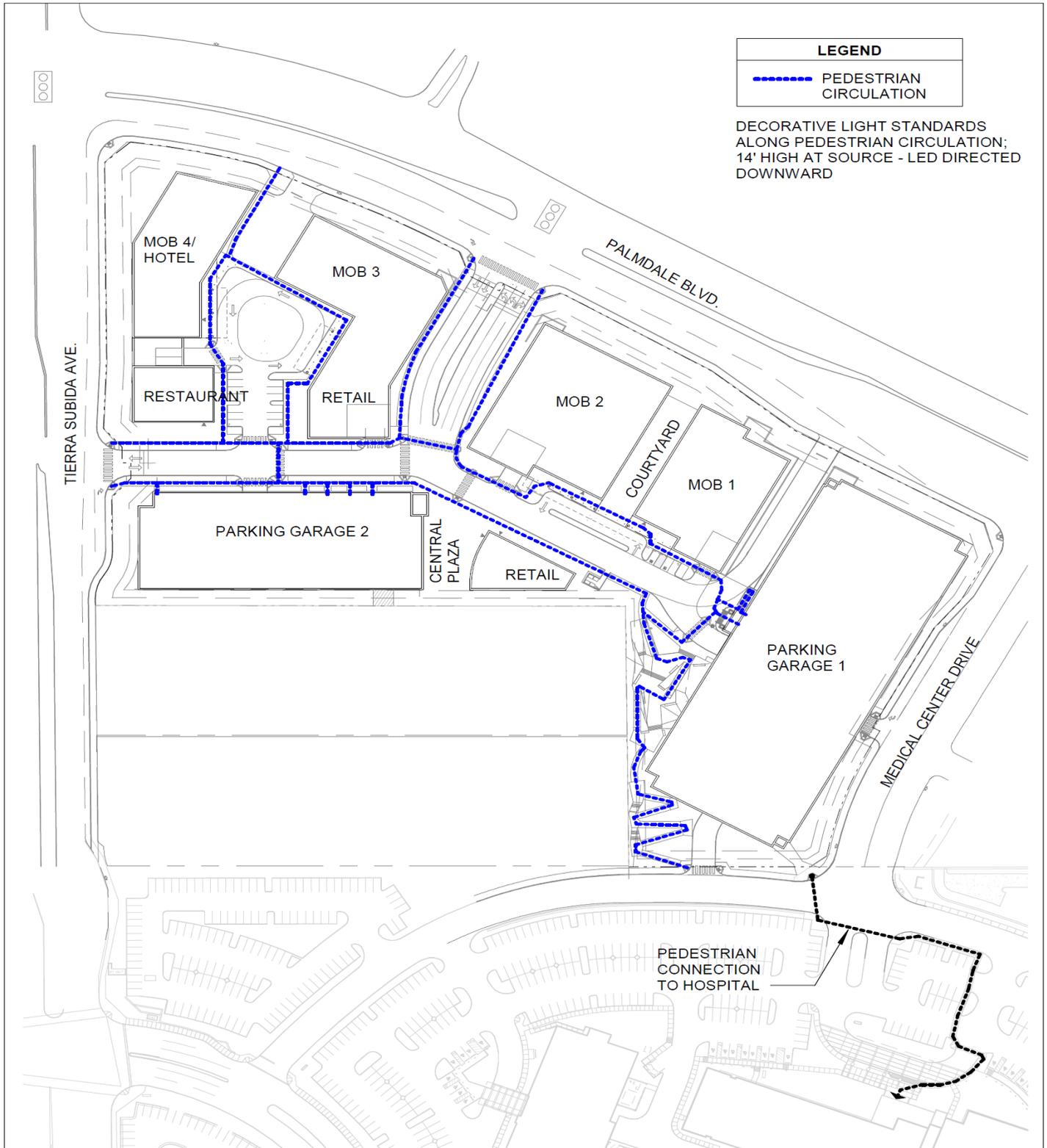


Appendix 5 – Vehicular Circulation Plan



APPENDIX 5

Appendix 6 – Pedestrian Circulation Plan



APPENDIX 6

Appendix 7 – Exterior Building Materials and Colors

The main architectural style for the buildings shall be comprised of a combination of the following materials and colors:

MATERIALS

Exterior Skin	Prefinished metal panel system.
Exterior Soffits	Prefinished metal soffit system (wood appearance).
Mechanical Roof Screens	Prefinished metal siding to match building skin for integral look.
First Floor Wall Treatment (and select building corners)	Terracotta Rainscreen System, Masonry, Tile or Brick.
Window System	High performance vision glass in an aluminum window system.
Window System at Sun Shade	Vision glass in an aluminum window system at the shadow box condition.
Metal Canopy at Entry	Prefinished metal panel canopy.
SunShade Treatment	Perforated metal vertical sunshade or tension mounted woven metal fabric.
Sunshade Between Buildings	Cable mounted sunshade, metal slats with prefinished wood appearance.
Loading/Service Doors	Painted metal with or without translucent glazing as appropriate per specific conditions.
Architectural First Floor Columns	Prefinished metal column covers.
Upper Level Guardrails	Frameless glass guardrails.
Parking Structures	Concrete to be either integrally or surface treated so that the color is compatible with the palette of materials used in other campus buildings.

COLORS

Natural and muted warm colors have been selected to reflect and respond to the natural environment and climate conditions so as to contribute to the neighborhood being respectful of place. More vivid color and material accents will be introduced in a judicious way reminiscent of a blooming flower in desert environment. Other opportunities for more vivid color use would be wayfinding signage and art as well as landscaping.

Base Building (prefinished metal panel system) – medium to warm grey

First Floor Wall Treatment – bone/buff color range

Metal Storefronts – medium to warm grey to match metal panel system

Glass – clear as possible, subject to energy modeling

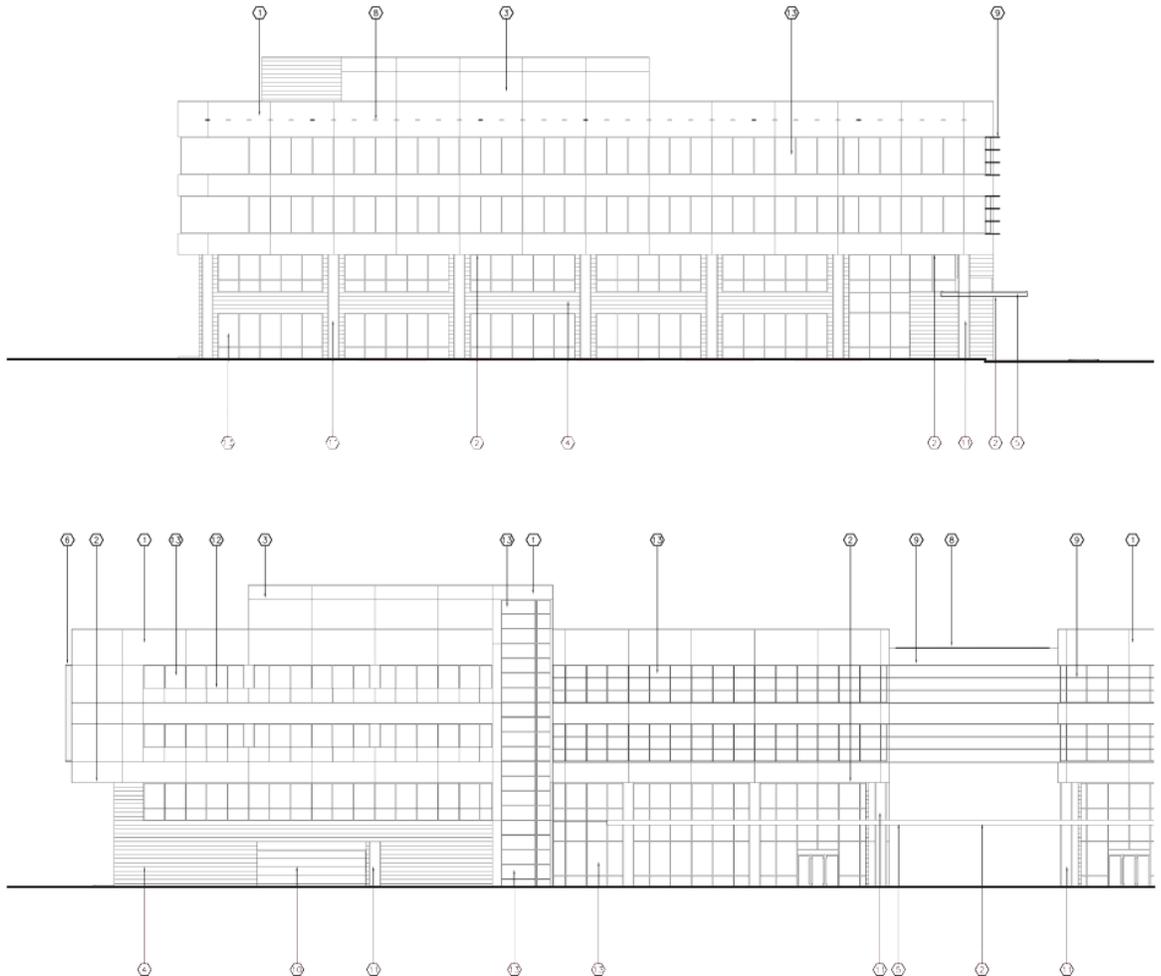
Soffits and Sunshade – prefinished metal with wood appearance to add warmth

Feature Areas such as Entrances – Feature walls in architecturally important locations may include materials such as stone, wood, areas of vivid color or other special materials. This may be related to project or tenant branding opportunities.

Appendix 8 – Sample Building Elevation

MATERIAL LEGEND

- | | |
|---|---|
| ① PRE-FINISHED METAL PANEL SYSTEM | ⑨ PRE-FINISHED METAL HORIZONTAL SUN SHADE (WOOD APPEARANCE) |
| ② PRE-FINISHED METAL SOFFIT SYSTEM (WOOD APPEARANCE) | ⑩ PAINTED METAL OVERHEAD DOOR |
| ③ PRE-FINISHED METAL SIDING | ⑪ PRE-FINISHED METAL COLUMN COVERS |
| ④ TERRACOTTA RAINSCREEN SYSTEM, MASONRY TILE, OR BRICK. | ⑫ FRAMELESS GLASS GUARDRAIL |
| ⑤ PRE-FINISHED METAL PANEL CANOPY | ⑬ HIGH PERFORMANCE VISION GLASS/ ALUMINUM WINDOW SYSTEM |
| ⑥ PERFORATED METAL VERTICAL SUN SHADE OR TENSION MOUNTED WOVEN METAL FABRIC | ⑭ VISION GLASS/ ALUMINUM WINDOW SYSTEM / SHADOW BOX CONDITION |
| ⑧ CABLE MOUNTED SUNSHADE; PRE-FINISHED WOOD APPEARANCE METAL SLATS | |



BUILDING ELEVATIONS THROUGHOUT THE PROJECT:

All proposed buildings in the project will be designed generally consistent with the design of the building elevations shown here.

Appendix 9 – Landscape Planting Materials and Cross Sections

The following tree and plant palette is to be used for The Oasis Wellness Village. The street trees along Palmdale Boulevard shall be consistent with the Palmdale Trade and Commerce Center Specific Plan.

APPROVED TREE LIST

Botanical Name

Common Name

Street Trees:

Quecus Virginiana	Southern Live Oak
Washingtonia Robusta	Mexican Fan Palm

Perimeter Grove Trees

Platanus Acerifolia 'Yardwood'	London Plane Tree
Pius Britia	Calabrian Pine
X Chitalpa Tashkentensis	Chitalpa

Screen Trees:

Platanus Acerifolia 'Yardwood'	London Plane Tree
Pius Britia	Calabrian Pine

Shade Trees:

Pistacia Chinensis	Chinese Pistache
Platanus Acerifolia 'Yardwood'	London Plane Tree
Robina X Ambigua	Purple Robe Locust
Quecus Virginiana	Southern Live Oak

Accent Trees:

Washingtonia Filifera	California Fan Palm
Washingtonia Robusta	Mexican Fan Palm
Arbutus Unedo	Strawberry Tree
Lagerstroemia Indica	Crape Myrtle

APPROVED SHRUBS & GROUNDCOVERS

Perimeter Shrub Massing:

Agave Americana	Century Plant
Baccharis P. 'Centennial'	Centennial Baccharis
Carex Pansa	California Meadow Sedge
Convolvulus Mauritanicus	Ground Morning Glory
Heteromeles Arbutifolia	Toyon
Knifophia Uvaria	Red Hot Poker
Leucophyllum Frutescens 'R.B.'	'Rio Bravo' Texas Ranger
Muhlenbergia Ringens	Deer Grass
Nolina SP.	Bear Grass
Opuntia SP.	Beaver Trail Cactus
Rosmarinus O. 'Irene'	Prostrate Rosemary
Stipa Tenuissima	Mexican Feather Grass
Yucca Recurvifolia	Curve Leaf Yucca

Interior Shrub Massing:

Convolvulus Mauritanicus
Feijoa Sellowiana
Hesperaloe Parviflora
Knifophia Uvaria
Leucophyllum Frutescens 'R.B.'
Leymus Condensatus 'C.P.'
Ligustrum Jap. 'Texanum'
Mahonia Aquifolium
Rosmarinus O. 'Irene'
Salvia Greggii 'Furman's Red'
Stipa Tenuissima
Westringia Fruticosa

Ground Morning Glory
Pineapple Guave
Red Yucca
Red Hot Poker
'Rio Bravo' Texas Ranger
'Canyon Prince' SP
Texas Privet
Oregon Grape
Prostrate Rosemary
Autumn Sage
Mexican Feather Grass
Coast Rosmary

Screen Shrub Massing:

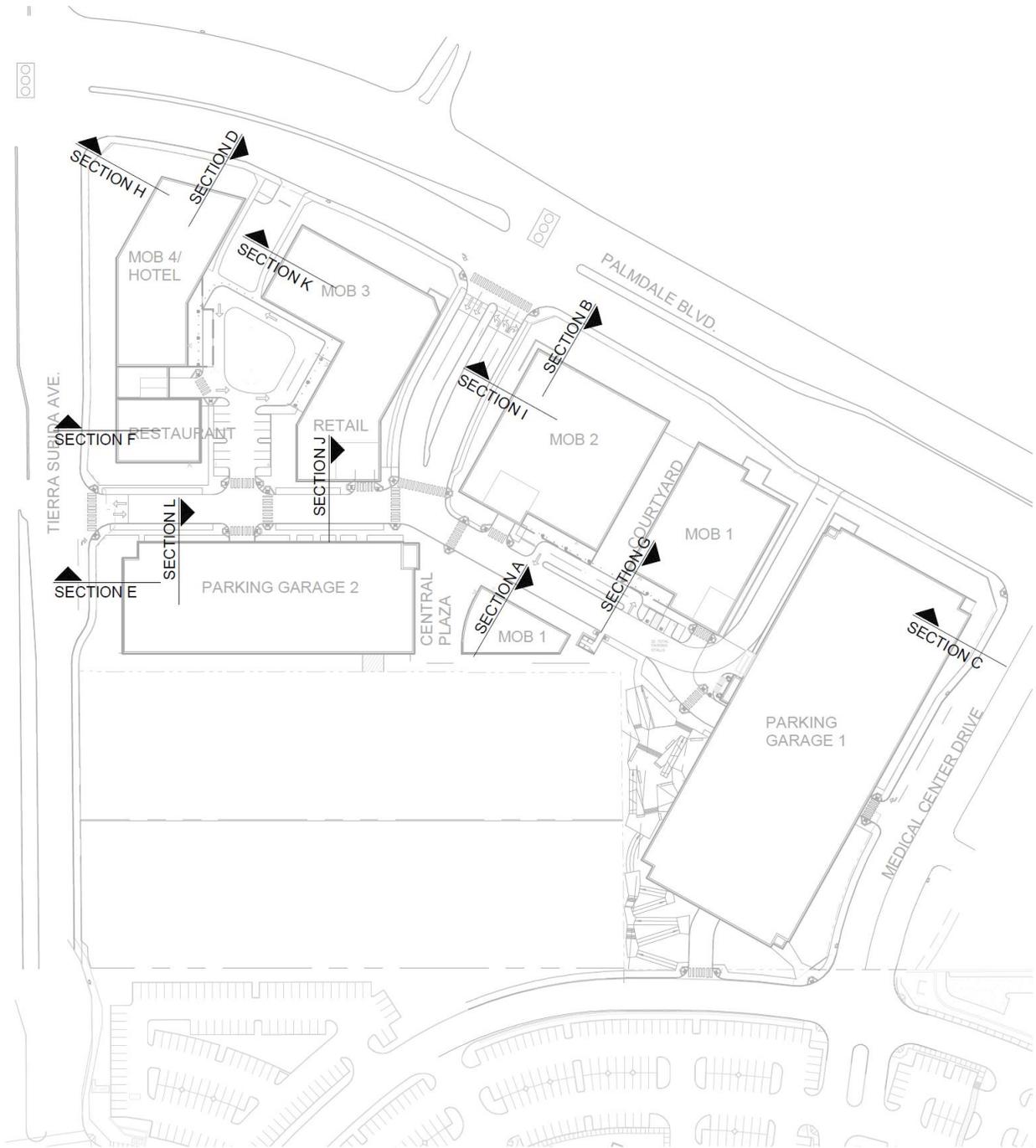
Caliandra Californica
Heteromeles Arbutifolia
Myrtus Communis 'Compacta'
Westringia Fruticosa

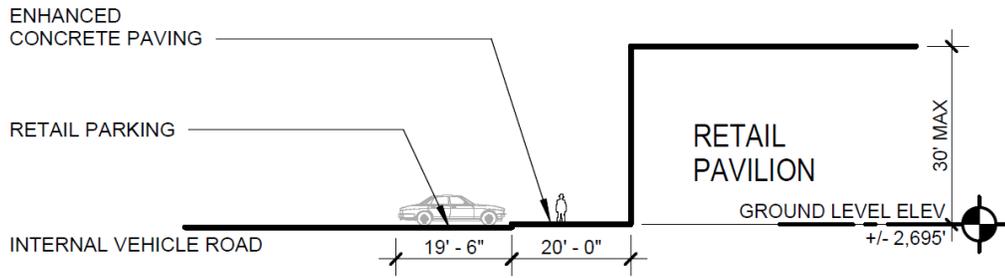
Baja Fairy
Toyon
Dwarf Myrtle
Coast Rosmary

Vines:

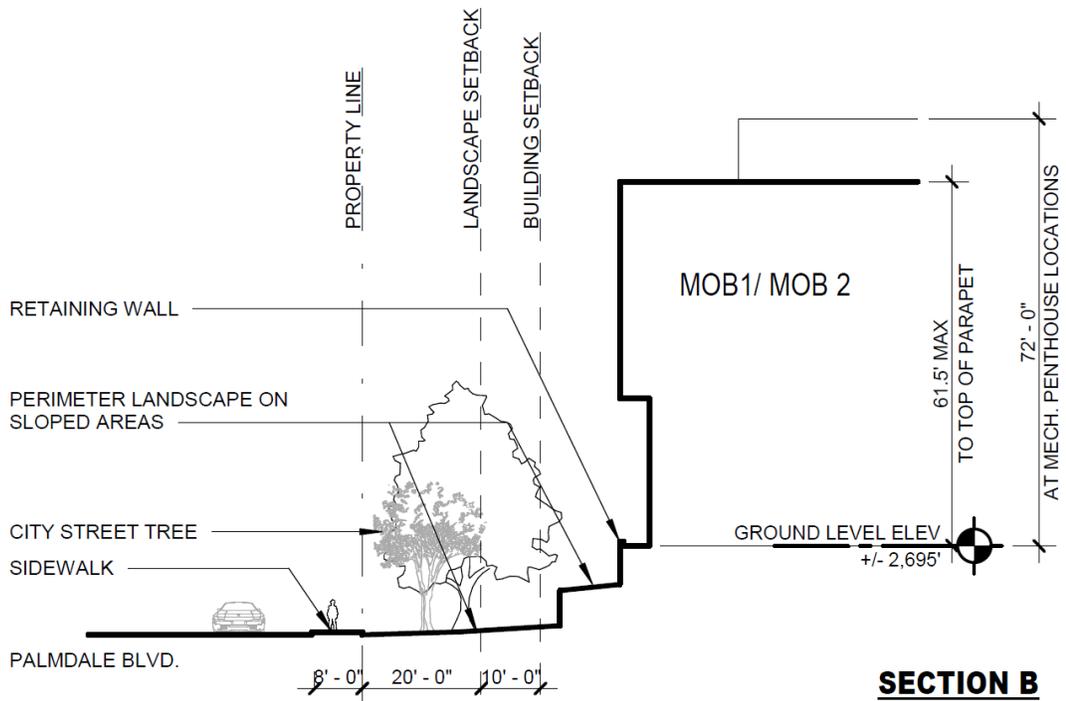
Clytostoma Callistegiodes
Ficus Pumila
Wisteria SP.

Lavender Trumpet Vine
Creeping Fig
Chinese Wisteria

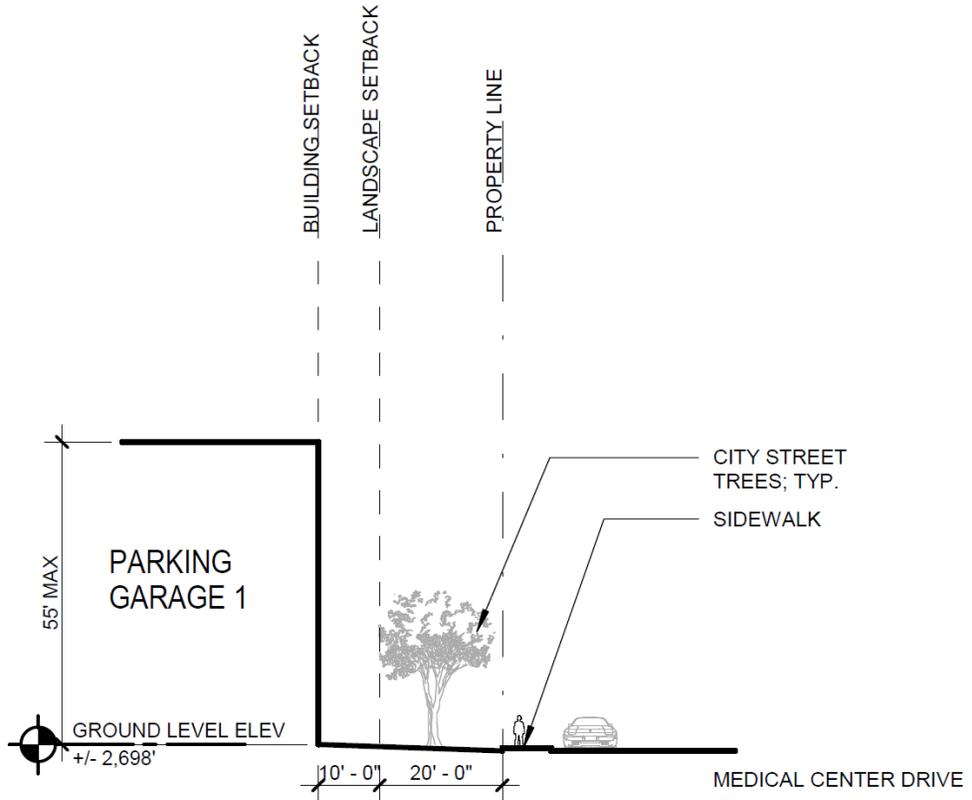




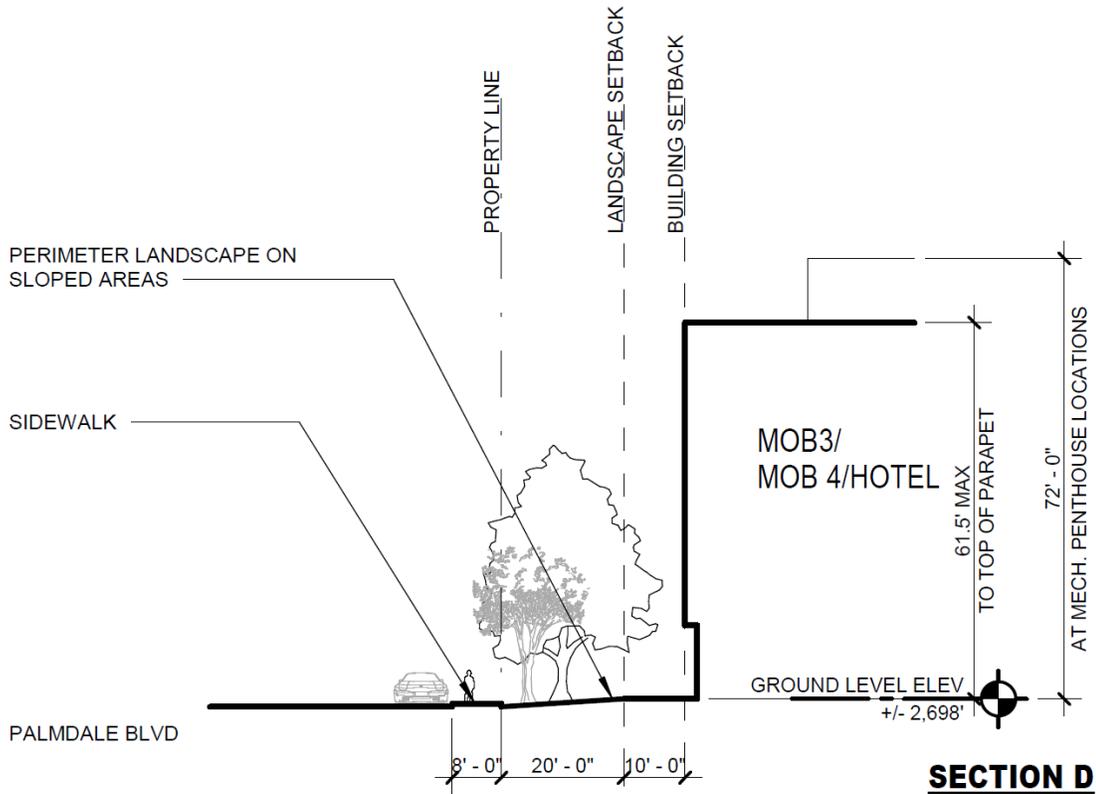
SECTION A



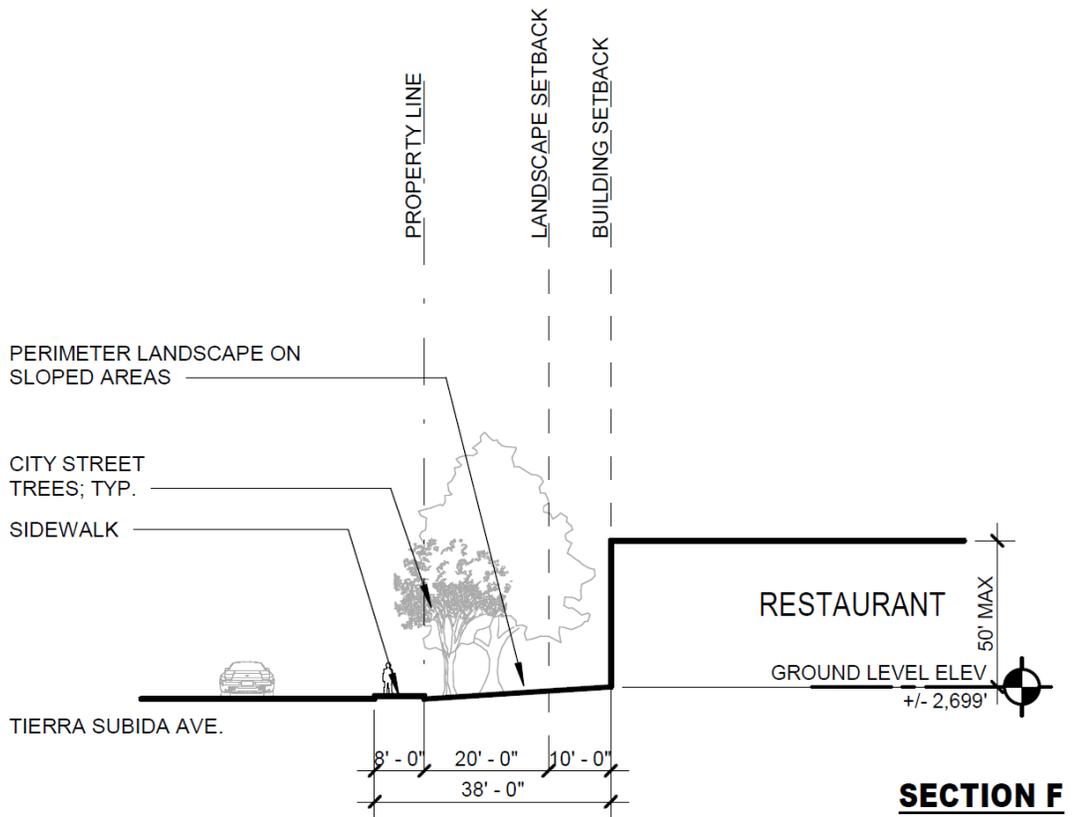
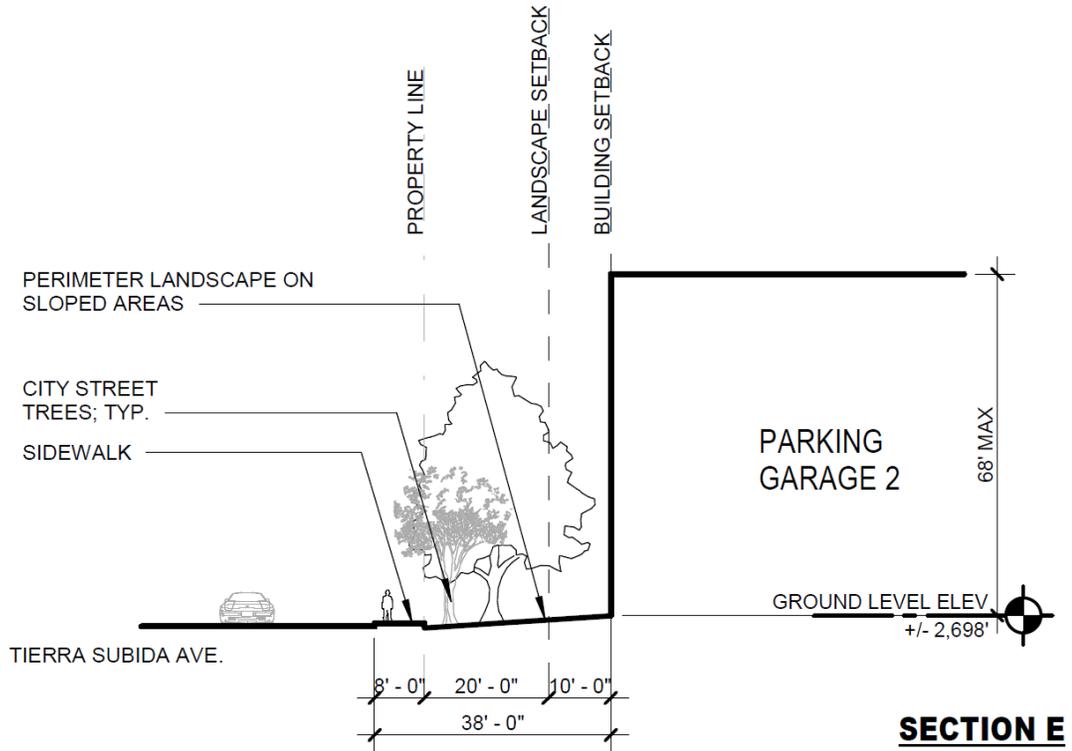
SECTION B

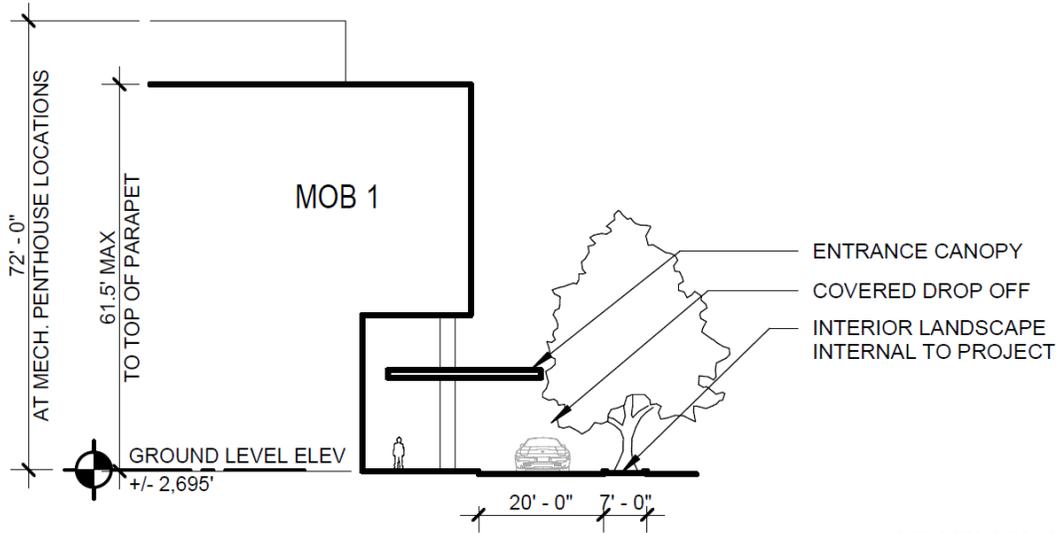


SECTION C

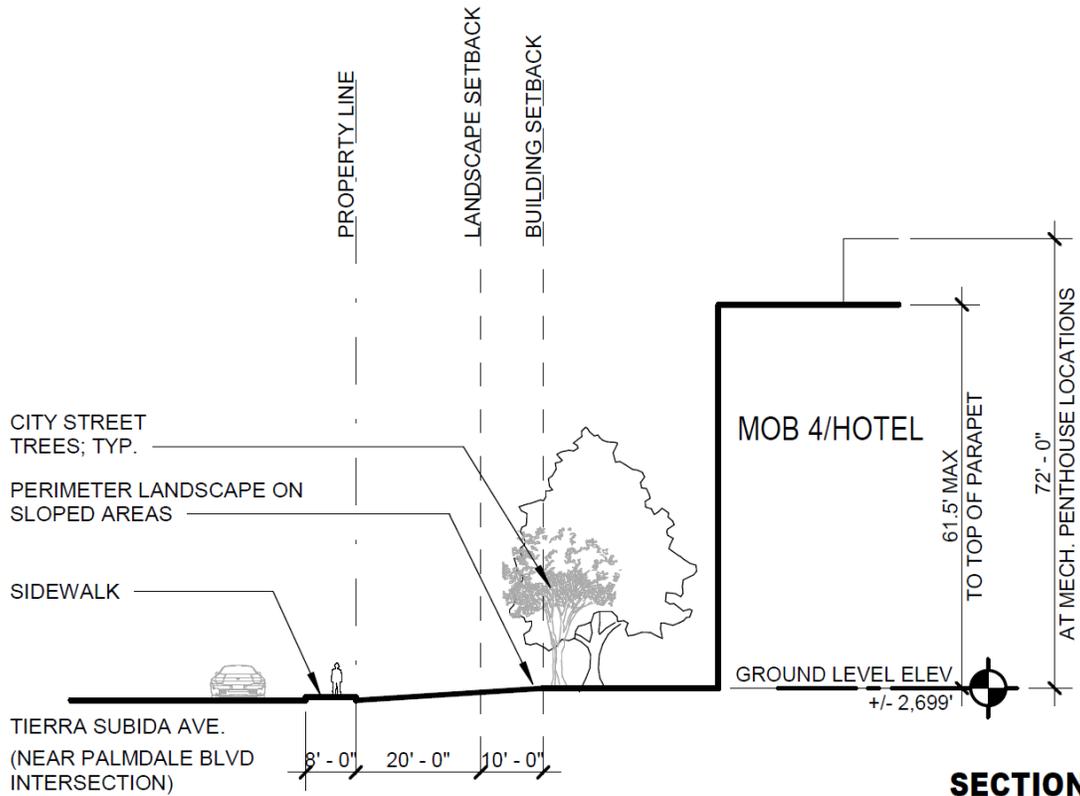


SECTION D

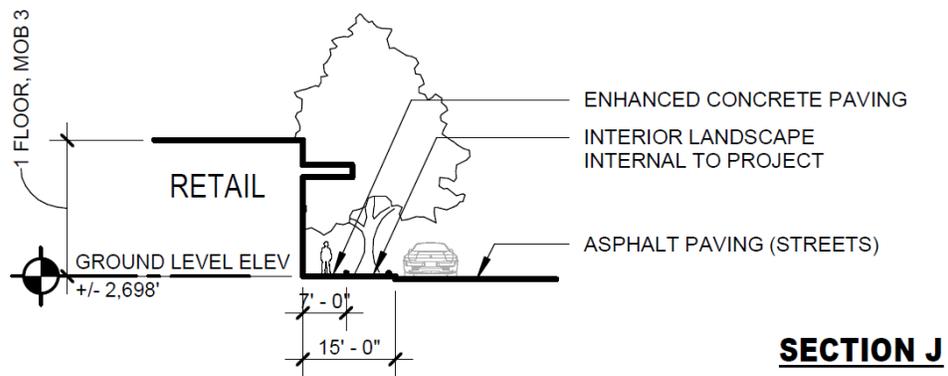
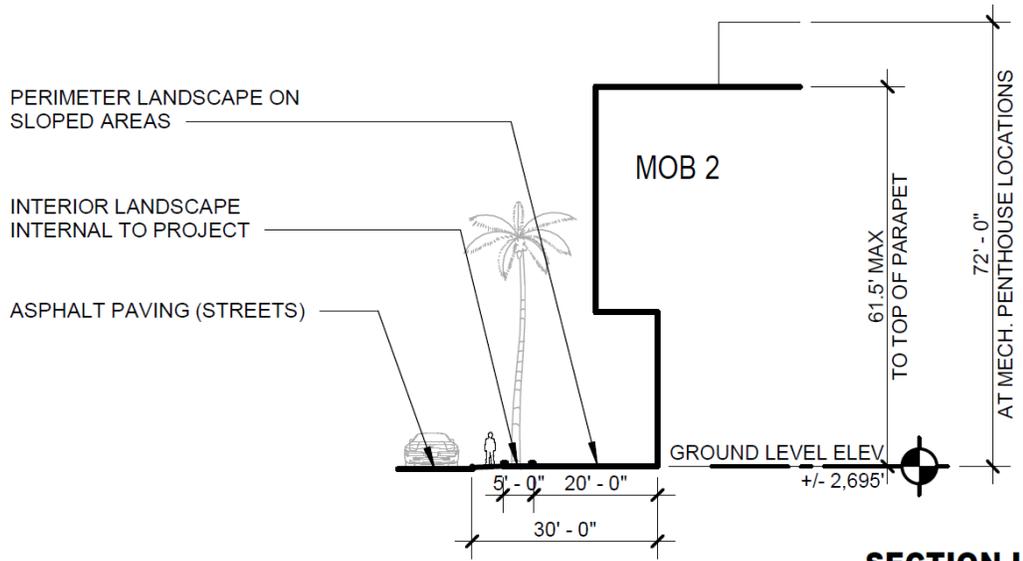


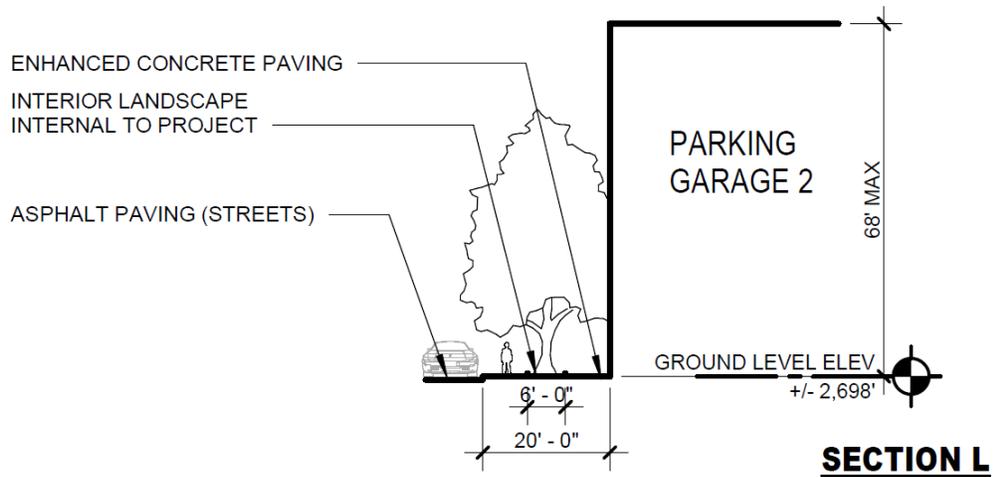
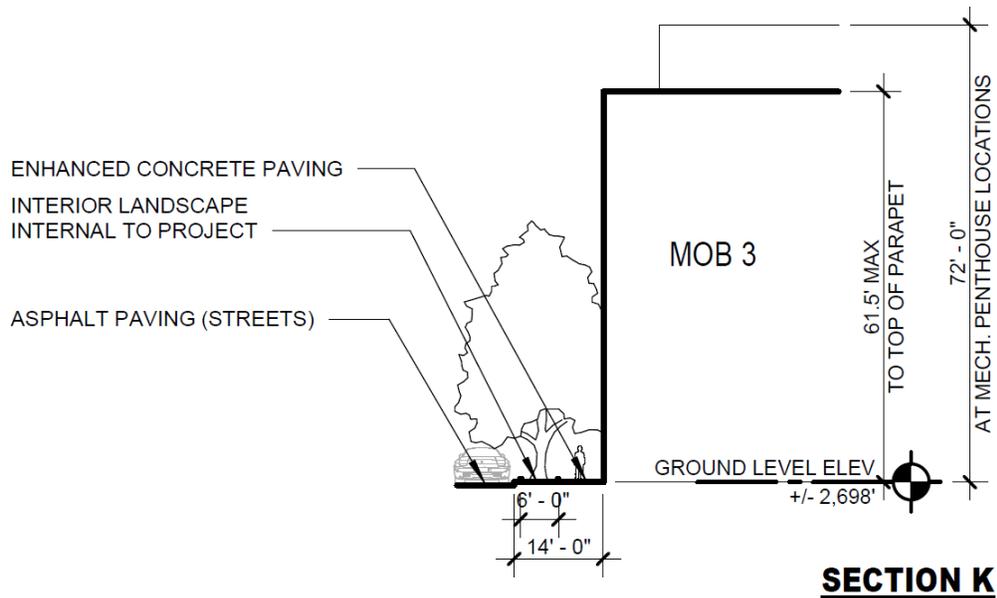


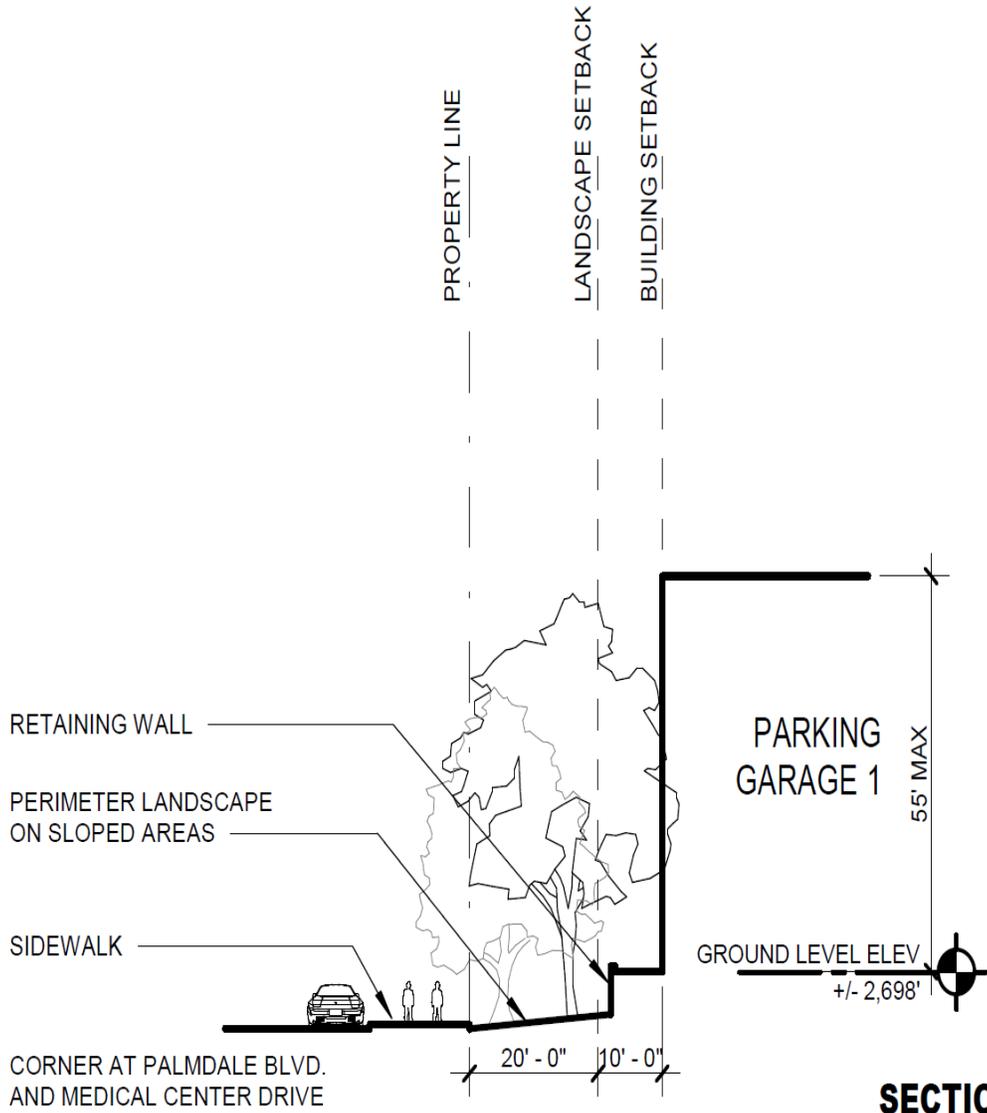
SECTION G



SECTION H







SECTION 0

Appendix 10 – Project Identification and Building Signage

Signage and graphic elements will make an important contribution to the overall identity and quality of The Oasis Wellness Village. The objectives of this outline is to establish the allowable project signage and graphic elements for the project as to size, sign area, locations and general placement. It is intended that all signage be consistent with the architecture, landscaping and brand vision of The Oasis Wellness Village.

All Project Identification and Building Signage shall meet these guidelines and are subject to a customary Sign Permit to be issued by the City of Palmdale. Signage complying with these guidelines shall be allowed subject only to associated building codes. Any signage in excess of that allowed per the guidelines below shall be subject to Planning Commission approval without a requirement to amend this PD.

Prior to the filing of any plan check for sign permits from the City of Palmdale, the project developer shall endorse the sign plan prior to filing with the City of Palmdale. Proof of project developer's endorsement must accompany the sign plan check submittal.

Any temporary signage shall be subject to review and approval of a temporary sign permit pursuant to Article 27 of the Palmdale Municipal Code.

The following signs shall be allowed under this PD.

FREESTANDING SIGNS

1) Sign Type 1A – Monument Sign/Primary Project ID

Location: One (1) located in the corner of Palmdale Blvd. & Tierra Subida Ave., one (1) located at the corner of Palmdale Blvd. & Medical Center Drive, and one (1) located at the project's main entry drive at Palmdale Boulevard.

Quantity: A maximum of 3 signs.

Maximum Sign Area: Two of the three signs may each have a maximum sign area of 50 square feet located on a maximum 100 square foot wall. The third sign, which may be located at the corner of Palmdale Boulevard and Medical Center Drive, may have a maximum sign area of 120 square feet on a maximum 200 square foot wall.

Maximum Height: The two 50 square foot maximum signs shall each have a maximum height of ten feet (10'). The 120 square foot maximum sign shall have a maximum height of twenty feet (20').

Illumination: Internally illuminated.

Identification: Project identification and project tenants.

2) Sign Type 1D – Monument Sign/Parking Structure Entry

Location: At each parking structure entry on Medical Center Drive and the internal project driveways leading to Parking Structure 1 and Parking Structure 2.

Quantity: Four (4) total, one per entry location.

Maximum Sign Area: 12 square feet of sign area.

Maximum Height: Six foot (6') maximum height. If vehicle sight lines are impaired, then the sign shall be reduced to eliminate obstruction.

Illumination: Internally illuminated.

Identification: Parking structure vehicular access.

3) Sign Type 2A – On-Site Directional – Vehicular

Location: Varies. Strategically placed to increase vehicular navigation and traffic flow on internal streets. All vehicular-oriented signage shall be generally located as shown on Appendix 10.

Quantity: A maximum of eight (8) locations.

Maximum Sign Area: 6 square feet on a 12 square foot sign wall.

Maximum Height: Four foot (4') maximum height.

Illumination: Internally illumination.

Identification: Vehicular direction.

4) Sign Type 2B – On-Site Directional – Pedestrian

Location: At project entries and various location along internal streets, strategically placed to enhance the pedestrian circulation experience. All pedestrian-oriented signage shall be generally located as shown on Appendix 10.

Quantity: A maximum of ten (10) locations.

Maximum Sign Area: 6 square feet on a 10 square foot sign wall.

Maximum Height: Four foot (4') maximum height.

Illumination: Internally illuminated.

Identification: Pedestrian direction.

5) Sign Type 8 – Freestanding Banners

Location: Along internal streets.

Quantity: A maximum of four (4) strategically placed locations banner poles with a maximum of two (2) banners per pole location.

Banners: Banners shall be fabric and affixed to the poles or mast arms.

Maximum Sign Area: Eighteen (18') square feet.

Maximum Height: Maximum sign height of twelve feet (12').

Illumination: Externally illuminated.

Identification: Project branding or healthy lifestyle imagery only. No business advertising, narratives or logos.

Poles: To match the project's design theme.

Approvals: A graphics program shall be submitted to the Planning Division for review and approval. The program shall include design guidelines and specify theme, design and color. Any such graphic request shall be in compliance with the graphics program and submitted to the Public Art Committee for review and approval.

Wall Signs

1) Roof Mounted Sign

Location: An architectural feature wall located on either Parking Structure 1 or Parking Structure 2 elevator/stair tower, which extends a maximum of a twenty feet (20') in height, as measured from the top of the parking structure.

Quantity: Four (4) signs maximum with one (1) sign per elevation.

Sign Structure: Sign shall be located on an architectural feature wall, which (i) extends above the top of the parking structure and (ii) is integrated into the design of the building/structure.

Maximum Sign Area: 50 square feet.

Maximum Height: Logo height shall be a maximum of twelve feet (12').

Illumination: Internally illuminated with light transmitted through the face of the graphic only, and/or halo illuminated.

Identification: Project logo.

2) Sign Type 4 – Skyline Signs

Location: For buildings with 3 or more stories, sign shall be located above the vision glass windows of the highest floor of the building.

Quantity: Maximum of three (3) signs per building, with a maximum of one (1) sign per building elevation.

Type: Individual channel letters. Corporate symbols are allowed.

Maximum Sign Area: 1 square foot for lineal feet of building frontage.

Maximum Height and Size: 48" maximum letter height and shall not occupy more than 80% of the horizontal skyline sign area, and shall maintain a minimum distance of 10% of the building elevation from the right or left edge of the building.

Illumination: Internally illuminated face or back-lit for halo effect.

Identification: Tenant identification.

3) Sign Type 5 – Secondary Skyline Sign – Tenant ID

Location: Below the second floor on the fascia above the first floor windows.

Quantity: Single tenant buildings shall be allowed one (1) sign per building elevation. For multi-tenant buildings, one (1) sign per tenant will be allowed with the sign located within their leasehold frontage. All signs shall have a minimum separation of 15 feet.

Type: Individual channel letters. Corporate symbols are allowed.

Maximum Sign Area: 1.5 square feet of Sign Area per lineal foot of Tenant occupied frontage. Combined area of all Secondary Skyline Signs cannot exceed the Maximum Sign Area.

Maximum Height: 24" maximum letter height.

Illumination: Internally illuminated face or back-lit for halo effect.

Identification: Tenant identification. The hotel shall be allowed to advertise secondary businesses.

4) Sign Type 6A – Restaurant/Retail Tenant Identification Wall Signs

Location: On building wall.

Quantity: One (1) per building elevation with a maximum of three (3) signs for single tenant occupancy buildings. One (1) sign per storefront elevation for multi-tenant buildings.

Type: Individual channel letters. Corporate symbols are allowed.

Maximum Sign Area: 1 square foot per lineal foot of tenant frontage or building frontage whichever is less.

Maximum Height and Size: 24" maximum letter height and 30 feet in length or 75% of the tenant or building frontage, whichever is less.

Illumination: Internally illuminated face or back-lit for halo effect.

Identification: Tenant business or businesses within a pad or separate retail building/space.

5) Sign Type 6B – Wall Signs at Parking Garage Entrances

Location: At parking structure entries, on exterior fascia.

Quantity: One (1) at each parking structure entry, a maximum of four (4) locations.

Maximum Sign Area: Signs shall not exceed 100 square feet each in the aggregate. Aggregate sign area shall be calculated as the entire area within a rectangle or series of rectangles enclosing the extreme limits of the writing, representation, emblem, or any figure or similar character.

Maximum Height: 30" maximum letter height.

Illumination: Internally or externally illuminated.

Identification: Identify the project, monthly/visitor uses, and code required information such as accessible parking, minimum clearance, maximum vehicle weight and entrance/exit lanes.

6) Sign Type 7 – Parking Structure Scrim Graphics

Location: North and east elevations of Parking Structure 1 and north and east elevations of Parking Structure 2.

Illumination: Non-illuminated.

Identification: Compatible with and complement the architecture, with lifestyle imagery on a semi-transparent substrate and have a subdued tone quality. The imagery will promote a healthy lifestyle in keeping with the Oasis brand. No text or advertising will be allowed.

Parking Structure Scrim Graphics Approvals: A graphics program shall be submitted to the Planning Division for review and approval. The program shall include design guidelines and specify theme, design and color. Any such graphic request shall be in compliance with the graphics program and submitted to the Public Art Committee for review and approval.

7) Sign Type 9 – Window Graphic Sign

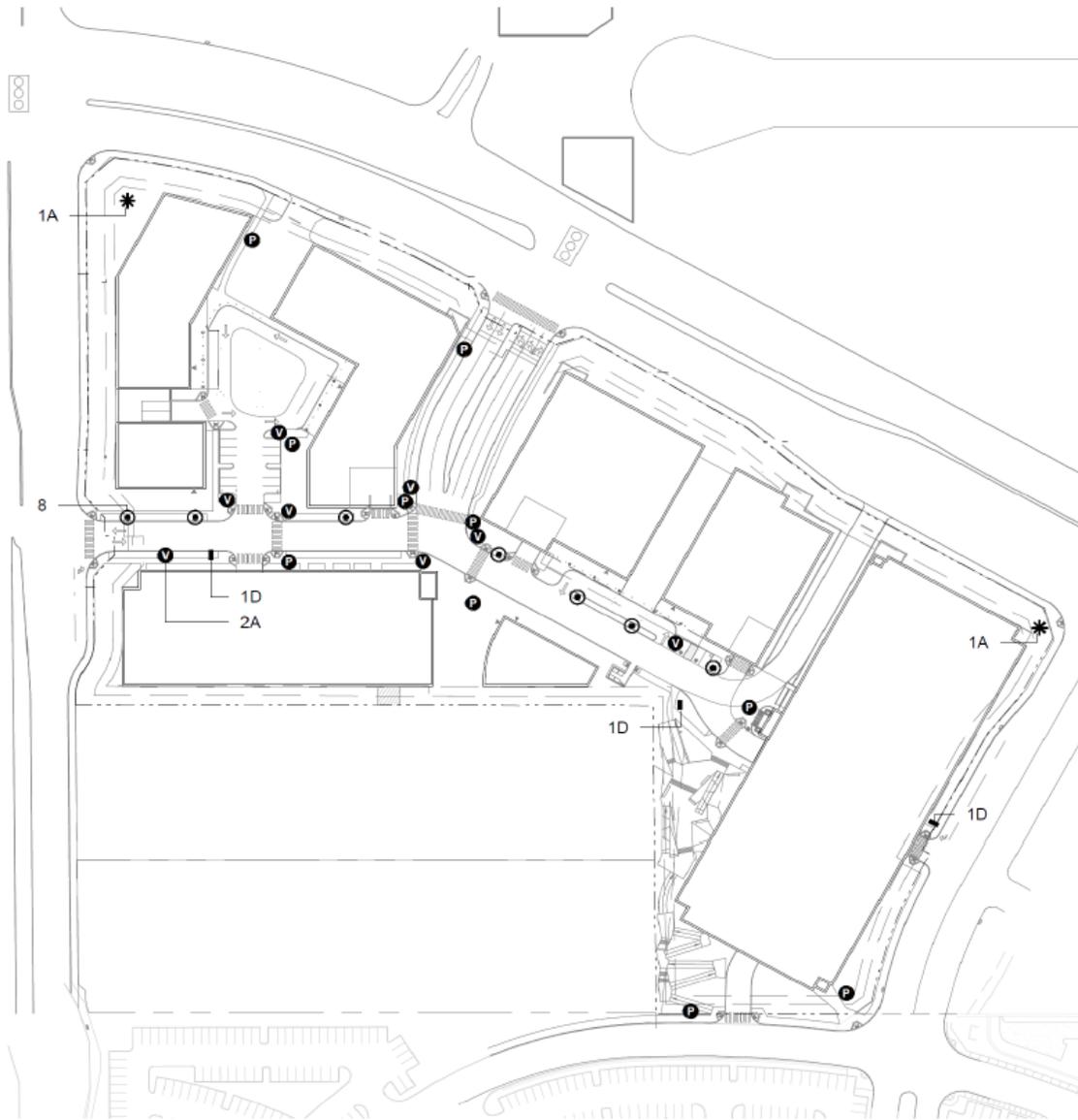
Location: On building elevations facing internal to the project; ground floor only.

Maximum Graphic Sign Area: Not to exceed 40% of the glazed storefront elevation.

Identification: Frosted or etched glass design only. Content shall be tenant specific, promote the Oasis brand vision and/or healthy lifestyle or business type images, to enhance the pedestrian experience. No advertisement of tenant names shall be allowed.

Approvals: A graphics program shall be submitted to the Planning Division for review and approval. The program shall include design guidelines and specify theme, design and color. Any such graphic request shall be in compliance with the graphics program and submitted to the Public Art Committee for review and approval.

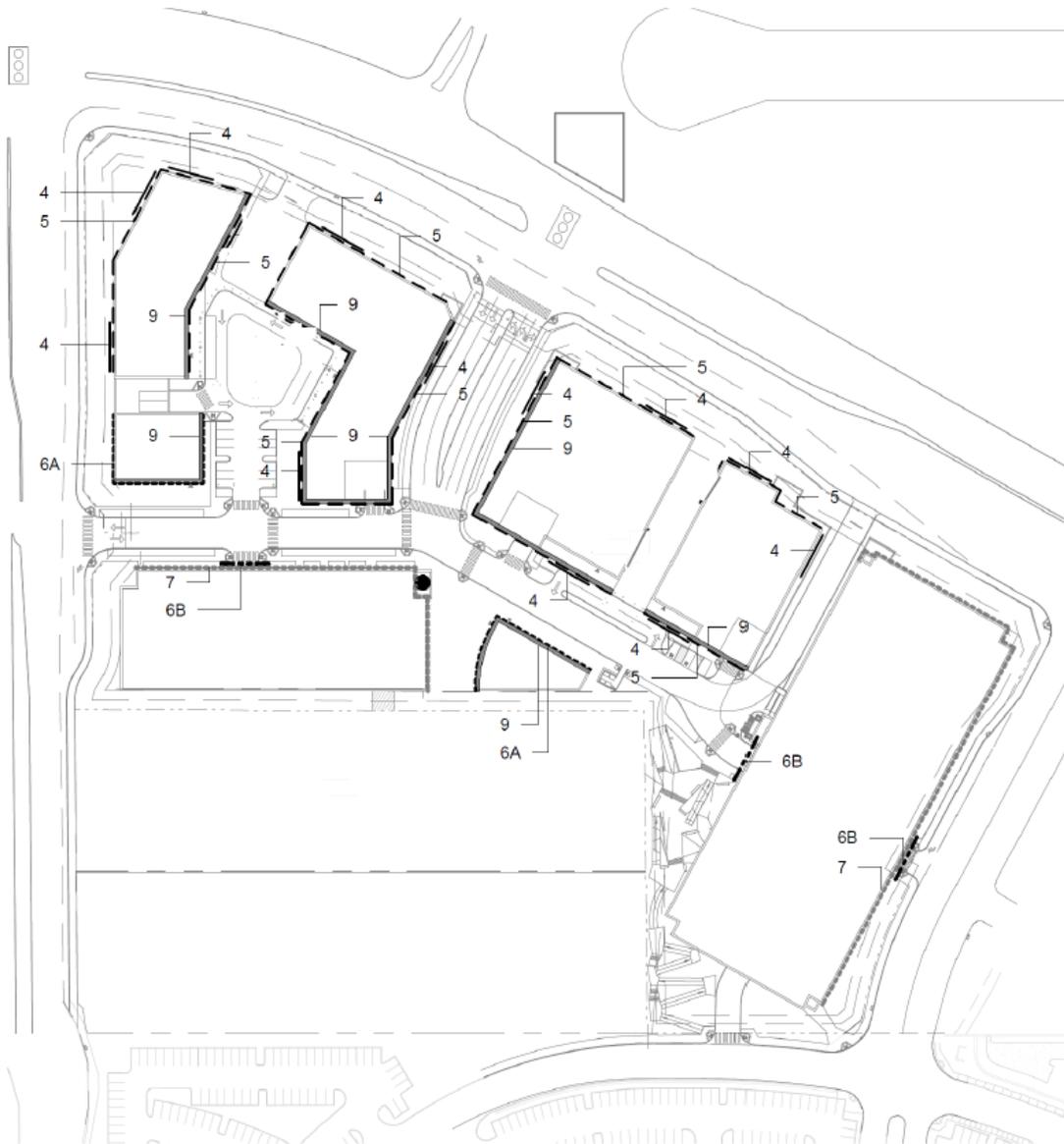
Site Signage Locations



LEGEND	
1A * MONUMENT SIGN / PRIMARY PROJECT ID	2A V ON SITE DIRECTIONAL - VEHICULAR
	2B P ON SITE DIRECTIONAL - PEDESTRIAN
1D - MONUMENT SIGN / PARKING STRUCTURE ENTRY	8 © FREE STANDING BANNER

ALL SIGN LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH SITE PLAN CHANGES

Building Signage Locations

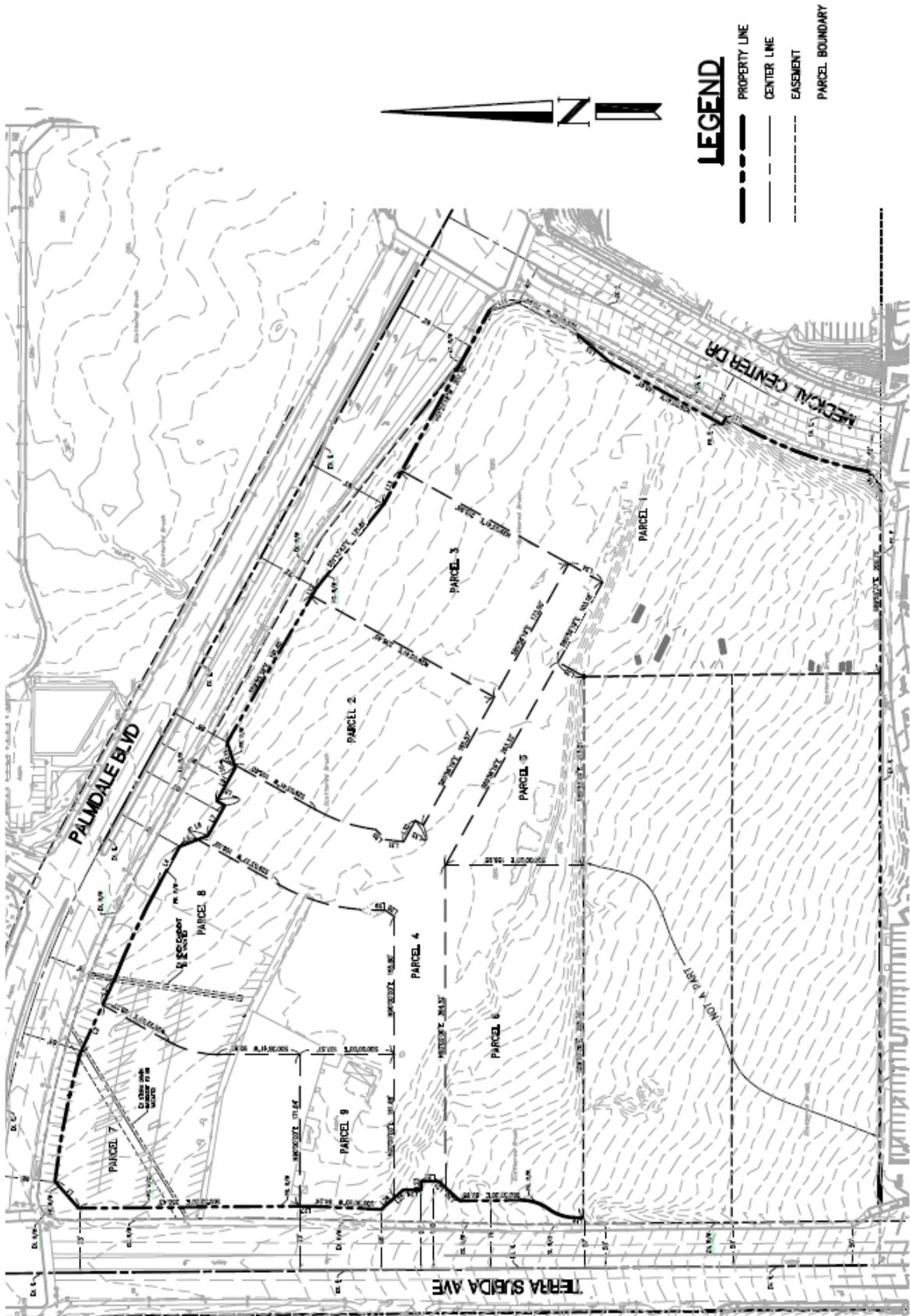


LEGEND

4 ——— SKYLINE SIGNS	7 PARKING STRUCTURE SCRIM GRAPHICS
5 - - - SECONDARY SKYLINE SIGNS - TENANT ID	9 ——— WINDOW GRAPHIC SIGN
6A - - - RESTAURANT/RETAIL TENANT ID WALL SIGNS	● ICONIC PROJECT ID SIGN
6B - - - WALL SIGNS AT PARKING GARAGE ENTRANCES	

ALL SIGN LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH SITE PLAN CHANGES

Appendix 11 – Tentative Parcel Map



Appendix 12 – Conceptual Grading Plan

