

CITY OF PALMDALE, A CHARTER CITY,
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 1663

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING ZONE CHANGE 25-0002 AND ZONING ORDINANCE AMENDMENT 25-0003 TO ADDRESS INCONSISTENCIES AND STREAMLINE REVIEW PROCEDURES AND FINDING THAT THE PROJECT IS CONSISTENT WITH PROGRAM ENVIRONMENTAL IMPACT REPORT 22-002 PREPARED AND CERTIFIED IN CONJUNCTION WITH THE CITY'S GENERAL PLAN (PALMDALE 2045)

A. INTENT OF THE CITY COUNCIL:

1. The City of Palmdale (City) has filed an application that applies to the City and the City's sphere of influence, requesting approval of Zoning Ordinance Amendment (ZOA) 25-0003 and Zone Change (ZC) 25-0002, to amend the Zoning Ordinance and Zoning Map, to address inconsistencies and streamline review procedures (hereinafter referred to as "Application");
2. State law requires that the regulations governing the use and development of lands within the municipal limits of a city be consistent with the adopted General Plan for that city. On September 21, 2022, the City Council adopted a comprehensive update to the General Plan (Palmdale 2045), which required a comprehensive update to Title 17 of the Palmdale Municipal Code (PMC), and,
3. On March 15, 2023, the City Council of the City of Palmdale adopted Ordinance No. 1603, a comprehensive Zoning Code and Map update; and,
4. On August 16, 2023, the City Council of the City of Palmdale adopted Ordinance Nos. 1613 and 1614, which identified minor amendments to the PMC necessary to address inconsistencies, clarify review procedures, correct typographical errors and section references, as well as update the associated Zoning Map; and,
5. On December 6, 2023, the City Council of the City of Palmdale adopted Ordinance No. 1627, which identified minor amendments to Title 17 necessary to address inconsistencies and clarify review procedures; and,
6. On February 7, 2024, the City Council of the City of Palmdale adopted Ordinance No. 1639, which amended the Noise Element of the General Plan, the Development Standards for Mixed-Use zones, the Land Use map, and Zoning map to address inconsistencies and clarify review procedures; and,

7. On December 6, 2023, the City Council of the City of Palmdale adopted Ordinance No. 1627 which identified minor amendments to Title 17 necessary to address inconsistencies and clarify review procedures; and,
8. On December 22, 2024, the City Council of the City of Palmdale adopted Ordinance No. 1647 to address review procedures and streamline review processes for City projects; and,
9. On July 15, 2025, the City Council of the City of Palmdale adopted Ordinance No. 1658 to address residential development standards for single-family residences and accessory dwelling units (ADUs) as required by State law; and,
10. On August 19, 2025, the City Council of the City of Palmdale adopted Ordinance No. 1659, to modify commercial standards within the zoning ordinance; and,
11. On October 9, 2025, the Planning Commission of the City of Palmdale adopted Resolution No. PC-2025-0022, recommending City Council approval of the Application; and,
12. On November 4, 2025, the City Council of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date.

B. ORDINANCE

THE CITY COUNCIL OF THE CITY OF PALMDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all the facts set forth in the Recitals, Part A of this Ordinance, are true and correct.

SECTION 2. The City Council hereby finds as follows with respect to the environmental document:

- A. PEIR 22-002 (State Clearinghouse #2021060494) was prepared and certified by the City Council (Resolution No. CC 2022-096) on September 21, 2022, for approval of the City's General Plan (Palmdale 2045). As part of the environmental analysis, PEIR 22-002 also considered the adoption and implementation of the Comprehensive Zoning Code and Map update. A subsequent or supplemental EIR or addendum as described in California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, or 15164, is not required because the intent of the zoning ordinance amendment is to clarify development standards related to certain commercial uses and to modify the zones of certain areas to ensure consistency with the General Plan Land Use map. There are no significant changes in circumstances and there

is no new information of substantial importance that will involve new significant environmental effects or increase the severity of previously identified significant effects. Any future projects will be required to go through separate environmental reviews. Therefore, the Application is consistent with the PEIR in accordance with CEQA Guidelines and no additional environmental analysis is required.

- B. The custodian of records for the environmental document and all other materials which constitute the record of proceedings upon which the City Council's decision is based is the Planning Manager of the City of Palmdale. These documents are available for public review in the Planning Division of the City of Palmdale, located at 38250 Sierra Highway, Palmdale, California 93550, telephone (661) 267-5200.

In addition, the Final PEIR is available at: https://static1.squarespace.com/static/5c7dc93065a707492aca3e47/t/631fa8d1f119fa360cd7f0ee/1663019242025/Palmdale+2045+GPU+FEIR_reduce.pdf.

SECTION 3. Based upon substantial evidence presented to the City Council during the above-referenced November 4, 2025, public hearing, including public testimony, and written and oral staff report, the City Council specifically finds as follows:

- A. The proposed zone change is consistent with the goals, policies, and objectives of the General Plan. (ZC)
- B. The proposed zone change will not have a substantial adverse effect on surrounding properties or the community in general. (ZC)

The first project site is owned and operated by Southern California Edison (SCE) and consists of two parcels totaling approximately 1.86 acres, and is located at the northwest corner of East Avenue R-4 and 40th Street East, and is developed as an electrical substation. The City has adopted GPA 25-0002 (Resolution No. CC 2025-085) to modify the General Plan Land Use designation to Utilities (U) for the parcel that was previously designated Single Family Residential 3 (SFR 3). The zone of both parcels will be modified to Utilities and Rights-of-Way (U-ROW) to be consistent with the General Plan Land Use designation of Utilities. There is no proposed change in the use of the project site as an electrical substation. The modification in the zone accurately reflects the current land use and will not have an adverse effect on the surrounding properties or the community.

The second project site is owned and operated by the Palmdale School District and consists of five vacant parcels with a total area of 67.6 acres and is located north of East Avenue Q between 40th Street East and 45th Street East. The

City adopted GPA 25-0002 (Resolution CC 2025-085) to modify the General Plan Land Use Designation to Educational Flex (EDFX) to be consistent with the school district's education related uses. The proposed zone change is intended for consistency with the General Plan land use designation. The zone change will not have an adverse effect on surrounding properties or the community as the zone change clarifies that the land use of the project site is education related. Therefore, it is proposed that the zone be modified from Light Industrial, Office Flex, and Regional Commercial to Educational Flex (EDFX), as shown on Exhibit B.

The third project site consists of two vacant parcels with a total area of 40.9 acres located at the northeast corner of East Palmdale Boulevard and 55th Street East. The project site is vacant and has a Land Use designation and zone of Residential Neighborhood (RN 2), which allows for residential development with a density range of 10 to 20 units per acre. The proposed amendment will modify the Land Use designation and zone to Residential Neighborhood 1 (RN 1), with a density range of 6 to 10 units per acre. The proposed modification will reduce the required density but has similar allowable uses, providing viable use of the site for future development. Therefore, staff recommends that the General Plan Land Use designation and zone be modified from RN 2 to RN 1, as shown on Exhibit C.

- C. The proposed Zoning Ordinance Amendment conforms with the goals, objectives, and policies of the General Plan, as shown on Exhibit A attached hereto. (ZOA)
- D. The proposed Zoning Ordinance Amendment is necessary to implement the General Plan and to provide public safety, convenience and/or general welfare. (ZOA)

The proposed ZOA conforms with the goals, objectives, and policies of the General Plan, as shown on Exhibit D. The proposed ZOA provides for public safety, convenience, and general welfare by allowing for the siting of drive-through restaurants and fueling stations in locations that are suitable and appropriate by setting buffer requirements and requiring compliance with the development standards specific to these commercial uses.

SECTION 4. Based on the findings and conclusions outlined in Sections 1, 2 and 3, the City Council approves ZC 25-0002, as shown on Exhibits A through C and ZOA 25-0003, as shown in Exhibit E, and finds that the project is consistent with PEIR 22-002 prepared and certified for Palmdale 2045.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 6. All legal prerequisites and pre-conditions to introducing, enacting, and adopting this Ordinance have occurred as required by law and policy.

SECTION 7. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published or posted as required by law.

PASSED, APPROVED and ADOPTED this 4^h day of November, 2025.

Laura Bettencourt

Laura Bettencourt (Nov 25, 2025 16:57:21 PST)

Laura Bettencourt, Mayor Pro Tem

Approved as to form:

Attest:

Alexandra Severino

Alexandra Severino (Nov 19, 2025 10:38:30 EST)

Alexandra Severino, City Attorney

Rochelle Scott

Rochelle Scott (Nov 25, 2025 17:00:42 PST)

Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of the City of Palmdale, California, do hereby certify that the foregoing Ordinance was duly introduced, passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 4th day of November, 2025 effective on the 4th day of December, 2025 by the following roll call vote:

AYES: Bettencourt, Bishop, Loa, Ohlsen

NOES: None

ABSTAIN: None

ABSENT: Alarcón

Date: 11/25/2025

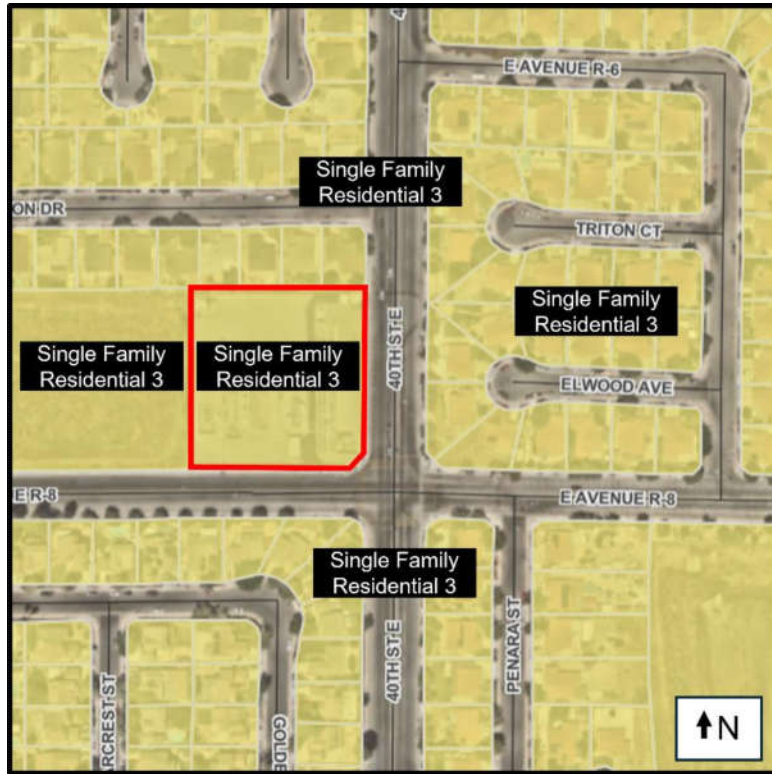
Rochelle Scott

Rochelle Scott (Nov 25, 2025 17:00:42 PST)

Rochelle Scott, City Clerk

EXHIBIT A

EXISTING ZONE



PROPOSED ZONE

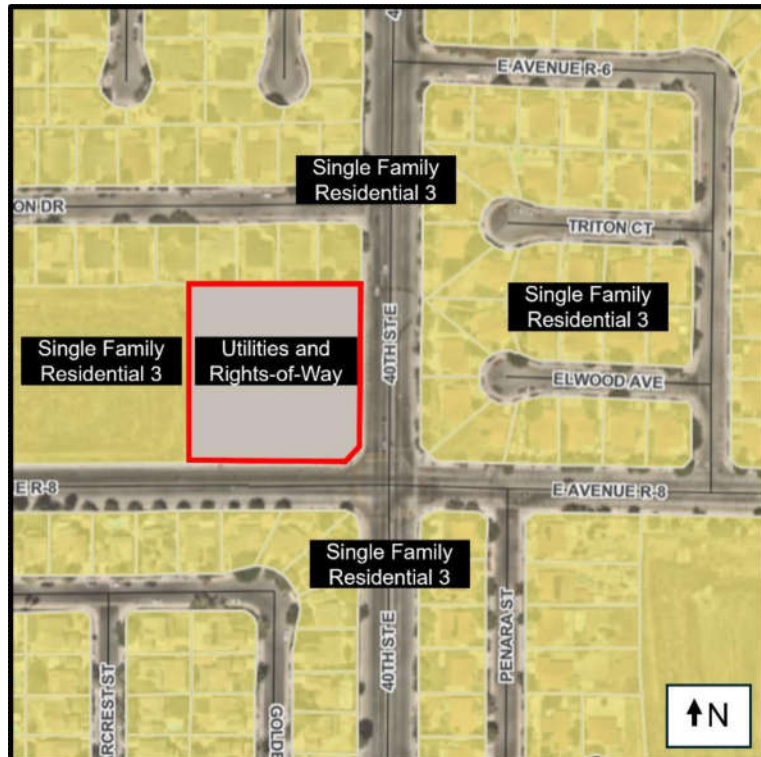
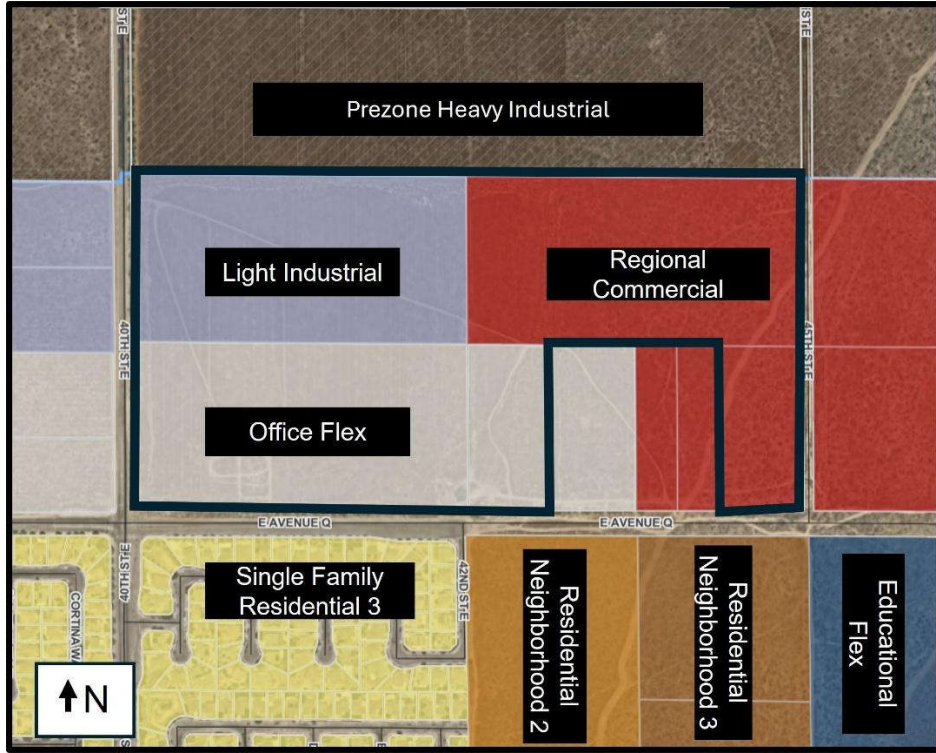


EXHIBIT B

EXISTING ZONE



PROPOSED ZONE

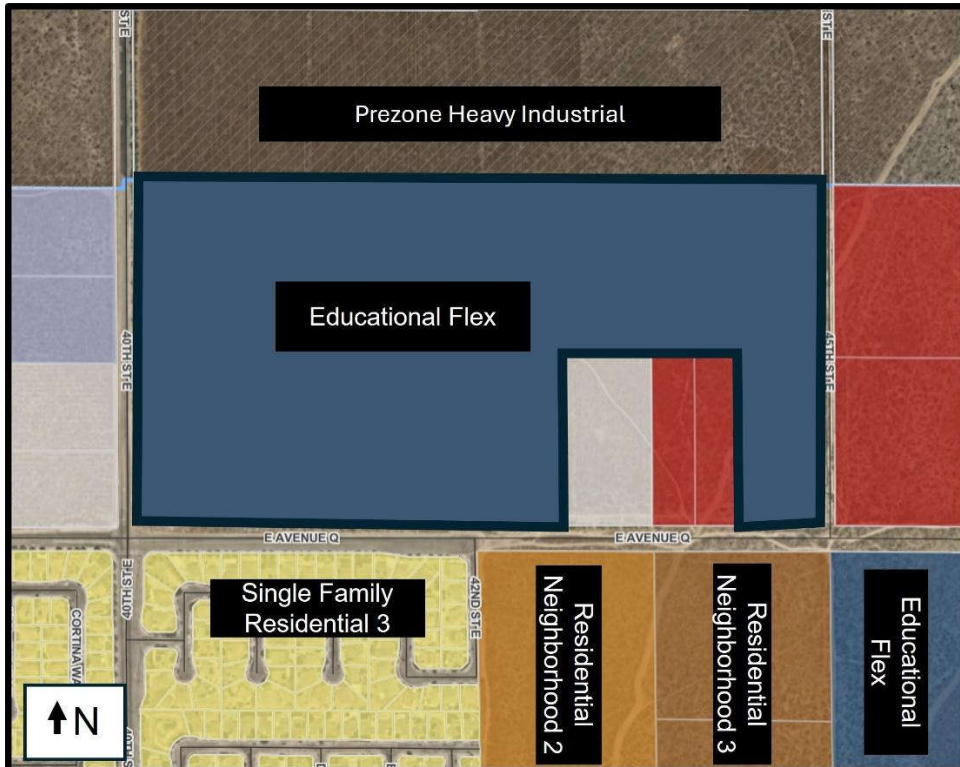
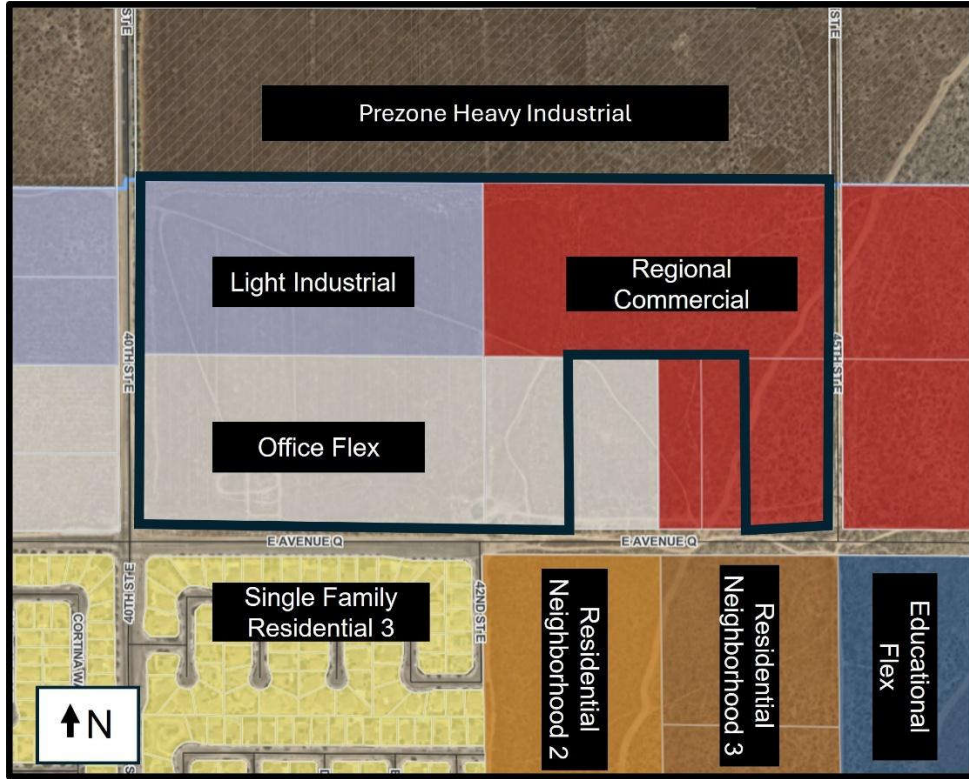


EXHIBIT C

EXISTING ZONE



PROPOSED ZONE



EXHIBIT D

GENERAL PLAN CONSISTENCY

Element	Goal, Objective, or Policy	Standard Met?	Justification
Economic Development	ED-2: Attract diverse and high-quality job options that contribute to the City's economic growth by diversifying the economic base.	Yes	The proposed amendment will clarify and streamline approval processes and expand business potential, which will attract businesses to the City.
Land Use & Community Design	LUD-1: Complete Neighborhoods where residents can reach daily amenities, local retail, services, parks, and public facilities within a short 20-minute walk.	Yes	The proposed amendment will allow for residential development which will have access to daily amenities, including educational facilities and local retail.
	LUD-18: Attraction and stimulation of new employment uses through flexible land use regulations and supportive policies/actions.	Yes	The proposed amendment provides flexible land use regulations and supportive policies/actions by implementing locational standards for drive-through restaurants and fueling stations that will account for site-specific considerations and performance standards, which will result in the attraction and stimulation of new employment uses.

GENERAL PLAN CONSISTENCY CONTINUED

Element	Goal, Objective, or Policy	Standard Met?	Justification
Equitable and Healthy Communities	EHC-14.6: Limit drive-through restaurants and off-sale alcohol beverage establishments—as defined in the municipal code—in neighborhoods with a significant concentration of stores (e.g., multiple stores on the same block or intersection) and child-sensitive areas, such as schools, parks, and childcare facilities.	Yes	The proposed amendment requires a minimum buffer of 250 feet between a new and existing drive-through restaurant and requires compliance with development standards for the use.
Housing	Goal 1: Promote the construction of a variety of residential development opportunities for all income groups.	Yes	The proposed amendment will allow for the development of housing at a residential density range of 6 to 10 units per acre, which will provide opportunities for development at this density range and facilitate housing for a variety of income groups.

EXHIBIT E

PMC Section 17.92.050.C Development Standards

~~(1) Site design should locate the drive-through aisle so that pedestrians do not need to cross the aisle in order to access the main building entrance from the parking lot or street. If a pedestrian walkway intersects a drive-through aisle, the walkway shall be highlighted with enhanced paving and lighting and shall be located for maximum visibility of pedestrians.~~

(1)(2) Drive-through aisles shall have a minimum 15-foot width on curves and a minimum 12-foot width on straight sections, with a minimum inside turning radius of 15 feet.

(2)(3) Drive-through aisles and structures shall be set back from the ultimate curb face of an adjacent public right-of-way a minimum of 20 feet, or as otherwise determined by the Review Authority.

(3)(4) Drive-through aisles shall be screened with a combination of decorative walls and landscape to a minimum height of 40 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots. Any wall shall comply with sight triangle requirements of PMC Chapter 17.82 (Setbacks and Location of Buildings) and shall not be located in a required setback.

(4)(5) Each drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the nearest curb cut on an adjacent property.

(5)(6) Drive-through restaurants and drive-through services within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through shall provide compatibility with surrounding uses in form, materials, colors, scale, and other design elements.

(6)(7) Other than menu boards, signs for drive-through restaurants and services shall conform to PMC Chapter 17.88.

(7)(8) Drive-through restaurants ~~shall~~ **may be required to** include a minimum 11-foot-wide bypass lane, which allows vehicles already served or other vehicles to navigate around a drive-through lane. A bypass lane shall not include parking spaces. This requirement may be modified or waived at the discretion of the Review Authority ~~where site constraints make a bypass lane infeasible.~~

(8)(9) No new drive-through restaurant use may be approved if located within ~~500~~**250** feet from an existing or proposed drive-through restaurant use as measured according to PMC Section 17.17.020 (Measuring distances).

EXHIBIT E
PAGE 2

~~(D) The location standard described in Subsection (C)(9) of this Section shall not apply if:~~

~~(1) A minimum of 50 percent of the products sold at the proposed drive-through restaurant establishment are beverages or are not available at an existing drive-through restaurant establishment within 500 feet of the project location;~~

~~(2) The drive-through queuing lane does not impact pedestrian access throughout the development, including but not limited to points of ingress and egress to the development and access to public rights-of-way;~~

~~(3) The proposed drive-through restaurant establishment does not require more than 10 vehicle queuing spaces;~~

~~(4) The proposed drive-through restaurant establishment is situated on a parcel of at least one acre and is approved concurrently with a larger development; and~~

~~(5) The proposed drive-through restaurant establishment will not constitute the fourth drive-through restaurant establishment within a 500-foot radius.~~

~~(E) Review Process. Uses subject to this Section shall be subject to the permit requirements as specified in the applicable zone pursuant to the permissions tables in Divisions 3 through 7 of this Title. In making the decision for approval of the proposed drive-through, the Review Authority shall consider possible air quality, traffic safety, and visual impacts, as well as consistency with this Section and other applicable provisions of this Title. (Ord. 1603 § 4 (Exh. I), 2023)~~

PMC Section 17.92.070.B

(4) All ~~parking,~~ loading, ~~circulation aisles,~~ and pump island bay areas shall be constructed with plain cement concrete.

(11) Distance Requirements. No new fueling station/vehicle and equipment services and repair facility shall be located within ~~500~~300 feet from another fueling station/vehicle and equipment services and repair facility as measured according to PMC Section 17.17.20 (Measuring distances).