



The Planning Process

Planning is the continuous process of guiding land development in accordance with established policy and towards predetermined goals and objectives. It represents a conscious effort to shape the physical environment for the welfare of those who live and work in the community.

The forces which direct the course of development are constantly changing. Improvements in technology, living and educational standards, as well as changes in community opinion and in economic influences are constantly at work. Thus, the General Plan must also change after periodic review in order to reflect the community's current thinking. To be of usable value, the Plan must be as dynamic as the community it represents.

The original General Plan for the City of Camarillo was prepared in 1969, and a comprehensive update with nine Elements was adopted in 1975. Since the Plan's adoption, numerous changes have taken place and are continuing to do so. In 1984, the General Plan was reviewed by Citizens Committees and updated by the city. A 5-year review was conducted in 1989 with various revisions to address state law requirements and other changes. The Land Use Element was reviewed and updated by a Land Use Citizens Committee and adopted by the city in 1993. This Plan is intended as a comprehensive document setting forth goals, objectives, principles and standards regarding coordinated future developments for the growth and change of the entire planning area.

The plan is a comprehensive document,

1.0 INTRODUCTION

covering all aspects of the physical environment and taking into account the social and economic consequences associated with community development and change. The plan becomes an outline, a framework or guide, for decision-making by both public and private sectors, to direct the growth, rebuilding or modernization of the community into the type of an environment desired by its people.

Authority for Plan

The California State Planning Law (Title 7, Chapter 3, Article 5, Section 65302) sets forth the Elements which together make up the General Plan. Several new Elements have been added to those required as mandatory for cities and counties. The mandatory Elements now include Land Use, Circulation, Housing, Open Space, Conservation, Safety, Noise, and Scenic Highways.

Interpretation of the General Plan

The General Plan is both a map and a text. The map depicts the location of various land uses, circulation, and specific community facilities. Some of the lines on the map are rigid and definite, others are flexible. For example, proposed parks are general proposals; the exact property to be acquired is flexible, but the relationship between the facility and the people in the area served must be preserved. Curving lines on the map indicate that boundaries are flexible and a few lot deviations in either direction will not affect the intent of the Plan. On the other hand, where the extent of a land use is defined by a street or by what is obviously a specific lot or other boundary line, the intent of the

plan is that these boundaries should be observed.

The text of the General Plan includes Community goals, Objectives, Principles, and Standards for the development and use of the physical structure of the city. These are officially adopted by the City Council and thereafter used as a formal statements of policy. The text also contains certain specific plan proposals and suggests techniques for the implementation of the plan.

Community Goals – As stated previously, this is a general statement, indicating the long-range planning objectives of the community. They set forth the intent of the proposals included in the General Plan.

Objectives – In order to implement the above Community Goals, objectives are recommended for each Element of the amended General Plan. The objectives, although related to the objectives of all the other Elements of the Plan, are specific to each Element.

Planning Principles – Intended to implement the above objectives are statements to structure certain planning concepts that cannot be quantitatively defined for universal application.

Planning Standards – These statements of policy are definite and can usually be translated into zoning or subdivision regulations.

Implementation

The implementation of the amended General Plan can begin immediately with the following steps:

- The General Plan should be adopted by the city in accordance with the requirements of the State Planning Law (Title 7, Chapter 3, Article 6, Section 65350-65360).
- The Zoning Map should be amended where needed to provide consistency with the General Plan.
- The Capital Improvement Plan should be prepared annually and used to assist in the orderly development of the General Plan.

- Continuous participation by citizens in the planning process should be encouraged as an effective implementation technique.
- Any additional actions as deemed necessary by the Commission and City Council.

The Planning Commission

The City Planning Commission should continue to play an increasingly important role in the planning process by diligently fulfilling its responsibilities as designated by the City Council.

In order to accomplish this, the Planning Commission should:

- Continue to develop and maintain the city's General Plan which shall be used to provide a coordinated direction to the functional and beautiful growth and development of Camarillo.
- Prepare and recommend development plans as may be necessary or desirable.
- Serve the City Council by reviewing the Capital Improvement Program annually and making recommendations as to priority projects.
- Investigate and make recommendation to the City Council as to other reasonable and practical means for putting the General Plan policies into effect.
- Render an annual report to the City Council on the status of the plan and progress in its application.
- Endeavor to promote public interest in an understanding of the General Plan and regulations relating to it.