

# 2020 General Plan Annual Progress Report

Planning Commission  
March 2, 2021



# Background

- Each year, the City of Camarillo reviews the development activity during the prior year and other programs to assist in implementing the City's General Plan
- As a major component of this review, the residential development activity is reviewed to determine the number and type of dwelling units completed during the year in order to comply with the State of California mandate to monitor the implementation of the City's housing goals

# General Plan Elements

The City of Camarillo's General Plan is a comprehensive, long-range guide for the development of the community. It consists of the 7 mandatory elements and 2 optional elements:

1. Land Use
2. Circulation
3. Housing
4. Recreation
5. Open Space and Conservation
6. Safety
7. Noise
8. CURB – Optional Element
9. Community Design – Optional Element

# State Law

- Mandated by Government Code section 65400
- Submitted to State Department of Housing and Community Development and the Office of Planning & Research
- Due on April 1 of each year

# Purpose

- Report housing development activity and progress towards meeting the Regional Housing Needs Allocation
- Report progress in implementing the General Plan programs
- Report updates to the General Plan elements
- Provide a resource to general public, Planning Commission, and City Council
- The focus is on activity in calendar year 2020

# Land Use Element – General Plan Amendments

- GPA 2017-1: Industrial to High Density Residential (18.1 to 30 dwelling units per acre) on an approximately 14.17-acre site located at the southeast corner of Verdugo Way and Camino Ruiz.
- GPA 2018-1: 3 acres of Institutional/Semi-Public, 7 acres of Medium Density Residential (10.1-18 dwelling units per acre), and 14.5 acres of Low-Medium Density Residential (5.1-10 dwelling units per acre) to approximately 20.36 acres of Low-Medium Density Residential (5.1-10 dwelling units per acre) and approximately 4.14 acres of Natural Open Space in the Springville Specific Plan.

# Land Use Element – Zoning Changes

- CZ-331 - 14.17 acres at the southeast corner of Verdugo Way and Camino Ruiz from Limited Manufacturing (L-M) to Residential Planned Development (RPD-30U).
- CZ-328 – 3 acres Professional Office (PO) and 21.5 acres zoned Residential Planned Development (RPD) to 4.14 acres Open Space, and 20.36 acres RPD-8U, 8 units per acre maximum.

# Land Use Element – Ordinance Amendments

- Ordinance 1168, adding CMC Chapter 19.57, prohibiting industrial hemp cultivation in all zones within the city limits.
- Amendment to CMC Chapter 19.49 - Density Bonus and Other Incentives.
- Amendment to Title 19 (Zoning) of the CMC pertaining to Family Day Care Home Regulations.
- Amendment to CMC Chapter 19.56 - Accessory Dwelling Units.
- Amendment to CMC Chapter 19.67 - Plan Review.



# Land Use Element – Approved Projects

**Residential** – Numbers will be covered with the Housing Element update portion of the presentation

## **Commercial** –

- CPD-248 America's Tire new lot and building
- CUP-99 Pleasant Valley Historical Society expansion
- CUP-399 Outlaws Grill and Saloon conversion

# Completed Commercial Projects



Las Posas Plaza





# Land Use Element – COVID-19

- A number of emergency measures were implemented in order to mitigate the impacts of closures on businesses.
- Temporary zone clearances were issued to allow businesses to operate safely in outdoor spaces around the City.

Denny's Temporary Outdoor Dining



# Land Use Element – Approved Projects

## Industrial –

- CUP-397 Paw Works Kennel on Pleasant Valley
- CUP-401 Nabor Wines – tasting room
- IPD-404 Silverstrand Grid – energy storage facility
- CUP-404 Damily Wines – new winery
- CUP-406 Shirah Wines – new winery
- IPD-407 AOG Architecture Studio – Demo and const of new building
- CUP-387 New Stealth Wireless Communications Facility
- IPD-22 & IPD 329 Amazon Last Mile Distribution Facility

# Completed Industrial Projects

Amazon Last Mile Distribution Facility



Zephyr Development





# Circulation Element

- The City operates two , fixed-route bus services, Fixed Route A and Fixed Route B, and a citywide origin-to-destination Dial-a-Ride service.
  - Fixed Route A services Leisure Village, Pleasant Valley Hospital, and Community Center Park with convenient stops in between.
  - Fixed Route B services the Old Town Camarillo area and provides connections to various shopping centers in town.
- In 2020, Shea Homes completed a new trailhead at the northeast corner of Upland Road and Somis Road, which includes a parking lot, benches, landscaping, lighting and signage. The trailhead provides a connection to the City's Calleguas Creek bike path.

# Housing Element

	Table 4 – 2014-2021 RHNA and 2014-2020 Permitted Units				
Income Category	RHNA (Units)	2014-2019	2020	Total	% of RHNA
Very Low	539	127	0	127	24%
Low	366	107	0	107	29%
Moderate	411	858	17	875	213%
Above Moderate	908	827	95	922	102%
Total	2,224	1,919	112	2,031	91%
	Source: 2013-2021 Housing Element, City of Camarillo, Community Development Department; City of Camarillo, Building and Safety Department.				

# Housing Element

**Table 5 – 2014-2021 RHNA and 2014-2020 Built Units**

Income Category	RHNA (Units)	2014-2019	2020	Total	% of RHNA
Very Low	539	92	0	92	17%
Low	366	69	2	71	19%
Moderate	411	936	66	1,002	244%
Above Moderate	908	768	75	843	93%
<b>Total</b>	<b>2,224</b>	<b>1865</b>	<b>143</b>	<b>2008</b>	<b>90%</b>
Source: 2013-2021 Housing Element, City of Camarillo, Community Development Department; City of Camarillo, Building and Safety Department.					

The Housing Crisis Act (SB330) became effective January 1, 2020 and prevents the City from enforcing the development control ordinance until January 1, 2025.



# Housing Element – Completed Projects



Habitat for Humanity

Parkwest Townhomes





# Housing Element – The Grove (Shea Homes)



Construction in progress

Completed Recreation Center



# Recreation Element

The City Continues to evaluate all residential projects for their ability to contribute to the City's recreational spaces.

- The Camino Ruiz apartment project will voluntarily pay a contribution of \$1,771,314 to PVRPD to mitigate the impacts of the new residents on parkland in the City. The project also includes a Village Park that will provide open space for the residents and surrounding businesses.
- The Ran Rancho project includes a future 5-acre park site within the Springville Specific Plan area. The subdivision also includes a 0.3-acre private recreation lot and 8.2-acre open space lot for walking, hiking as well as biking on a new class one bike path.
- The City Council approved the Concept Plans for the expansion and renovation of Dizdar Park, which will include a renovated playground with band shell, and the redevelopment of the former Courthouse building for parking and passive park space. These are currently on hold.



# Recreation Element

- Shea Homes completed a new trailhead at the northeast corner of Upland Road and Somis Road, which includes a parking lot, benches, landscaping, lighting and signage. The trailhead provides a connection to the City's Calleguas Creek bike path.



New Trailhead



# Open Space & Conservation Element

The City continues to evaluate projects in regard to preservation of certain types of open space, which would consist of agriculture, waterways, and natural hillsides. Additionally, all projects undergo environmental review as required by the California Environmental Quality Act.

- Approved GPA 2018-1 includes approximately 4.14 acres of land that will be preserved as Natural Open Space along U.S. 101 in Springville.

## Safety Element

All projects are reviewed to ensure that the general characteristics of properties and projects are analyzed in relation to hazardous waste, fault zones, subsidence, liquefaction, and other geologic features needed to be considered prior to development.

## Noise Element

The City continues to implement measures to avoid incompatible land uses due to noise, and to protect existing and future noise sensitive regions within the City.

## CURB Element

No annexations or changes to the CURB in 2020.



# Community Design Element

- The City continues to review all projects to ensure compliance with standards for new development and rehabilitation of older development to include the General Plan Design Element, Zoning Code, Heritage Zone, Old Town Zone, other specific plans and the Landscape and Irrigation Guidelines.



Waterdrops Carwash

# Staff Recommendation

- Receive and file the 2020 General Plan Annual Progress Report.



