

## CITY OF FERNDALE

### NOTICE OF PUBLIC HEARING OF THE FERNDALE CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Ferndale City Council will hold a public hearing on Wednesday, July 16, 2025, at 6:00 pm at 834 Main Street, Ferndale, California, to receive public comment on proposed amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance. The purpose of the amendments is to achieve consistency with the adopted Land Use Element and Land Use Map of the General Plan, implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws.

Project Description: The City Council will consider the following Project:

- Adopt amendments to the Zoning Map for 31 parcels of land to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map.
- Adopt text amendments to various sections of Ordinance No. 02-02 (the Zoning Ordinance), including: **Article 3: Definitions** update terms such Employee Housing, Dwelling, Family, and other terms; **Article 4 and Article 5** remove the Residential Suburban (RS), Apartment Professional (R4), and Agricultural Services Commercial (CAG) zones; **Article 5: Regulations for the Principal Zone** amendments that include adding employee housing, and addressing multiple dwellings and dwelling groups in the Residential Two Family (or R2), Residential Multiple-Family (or R3), and Neighborhood Commercial (or C1) zones; **Article 6: Regulations for the Combining Zones** adding employee housing consistent with State law; and **Article 7: General Provisions and Exceptions** corrections and add setbacks for Flag Lots.

Project location for the proposed text amendments to the Zoning Ordinance: Citywide.

Project location for proposed Zoning Map Amendments: The following list of 31 properties are proposed to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map. A map showing the location of the affected properties is available online on the City of Ferndale website at <https://ci.ferndale.ca.us/documents/zoning-ordinance-update/>. The Assessor's parcel number (APN) of each affected parcel is listed below.

#	APN	#	APN	#	APN	#	APN	#	APN
1	030-091-024	8	030-121-006	15	030-161-022	22	031-024-002	29	031-202-003
2	030-091-030	9	030-141-009	16	031-011-001	23	031-024-003	30	031-202-004
3	030-101-007	10	030-151-005	17	031-012-006	24	031-131-004	31	031-202-005
4	030-101-008	11	030-151-006	18	031-013-001	25	031-131-018		
5	030-101-010	12	030-151-007	19	031-013-004	26	031-131-019		
6	030-101-015	13	030-161-014	20	031-013-018	27	031-151-002		
7	030-101-016	14	030-161-021	21	031-024-001	28	031-151-006		

The City Council will consider Planning Commission Resolution 2025-05, adopted on May 7, 2025. Resolution 2025-05 recommends that the City Council adopt the proposed amendments to the Zoning Map and Zoning Ordinance.

**Environmental Information:** Approval of an Addendum to the Programmatic Environmental Impact Report (PEIR) (SCH# 2023020217) certified for the Land Use Element update of the Ferndale General Plan on November 20, 2024 is recommended pursuant to CEQA Guidelines Sections 15162 and 15164: None of the conditions requiring preparation of a subsequent EIR have occurred, and the Project would not result in any new significant impacts not analyzed or considered under the PEIR.

You may send written comments to [cityclerk@ci.ferndale.ca.us](mailto:cityclerk@ci.ferndale.ca.us). All comments must be received by 12:00 pm, the day of the public hearing. Comments will be forwarded to the Commission for their consideration.

This City endeavors to be ADA compliant. Should you require assistance with written information or access to the facility, or a hearing amplification, please call (707) 786-4224 24 hours prior to the meeting.

Thank You  
Kristene Hall, City Clerk