

CITY OF FERNDALE

Notice of Public Hearing on Amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance

NOTICE IS HEREBY GIVEN that the Ferndale Planning Commission will hold a public hearing on Wednesday, May 7, 2025, at 6:00 pm at 834 Main Street, Ferndale, California, to consider a recommendation to adopt amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance. This is the first group of zoning amendments in a planned series of three. The primary objectives of the amendments are to achieve consistency with the recently-adopted Land Use Element and Land Use Map of the Ferndale General Plan, implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws.

Project Description: the Planning Commission will consider a recommendation to the Ferndale City Council for the following Project:

- Adopt amendments to the Ferndale Zoning Map for 31 parcels of land described herein to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map.
- Text amendments to the Ferndale Zoning Ordinance, **Article 3: Definitions**, that include replacing out-of-date definitions related to employee housing with definitions that meet State law; updates to Dwelling to allow for a variety of housing types and configurations; updating the definition of Family; moving the definition of Guest House from Article 7 to Article 3; and adding the definition of Lot, Flag from the Ferndale Subdivision Ordinance (No. 99-04).
- Text amendments to Ferndale Zoning Ordinance, **Article 4: Establishment and Designation of Zones**, that include updating the table in §4.01 to achieve consistency with the adopted Land Use Element.
- Text amendments to the Ferndale Zoning Ordinance, **Article 5: Regulations for the Principal Zone**, that include deleting the Residential Suburban (RS), Apartment Professional (R4), and Agricultural Services Commercial (CAG) zones to achieve consistency with the adopted General Plan Land Use Element. To implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws revising the Residential Two Family (or R2) and Residential Multiple-Family (or R3) zones to add multiple dwellings and dwelling groups as principally permitted uses, adding the corresponding General Plan density as a standard, and updating the intent section of both zones to be objective to; revising the C1 zone to permit dwellings above the first floor as a principally permitted use, and with a use permit on the first floor; and adding employee housing to the principal zones as permitted use consistent with State law.
- Text amendments to the Ferndale Zoning Ordinance, **Article 6: Regulations for the Combining Zones**, that include adding employee housing as a use consistent with State law.
- Text amendments to the Ferndale Zoning Ordinance, **Article 7: General Provisions and Exceptions**, that include correcting typos in §7.24 Sidewalks; and to §7.27 Yards, adding §7.27.8 to describe setbacks for a Flag lot consistent with the description in the Ferndale Subdivision Ordinance (No. 99-04).

Project location for the proposed text amendments to the Zoning Ordinance: Citywide in the City of Ferndale.

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, and 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	Situs Address	#	APN	Situs Address
1	030-091-024	NO ADDRESS ASSIGNED	17	031-012-006	95 SHAW LN FERNDALE
2	030-091-030	NO ADDRESS ASSIGNED	18	031-013-001	110 SHAW LN FERNDALE

#	APN	Situs Address	#	APN	Situs Address
3	030-101-007	NO ADDRESS ASSIGNED	19	031-013-004	685 FIFTH ST FERNDAL
4	030-101-008	501 FERN ST FERNDAL	20	031-013-018	685 FIFTH ST FERNDAL
5	030-101-010	NO ADDRESS ASSIGNED	21	031-024-001	64 OCEAN AV FERNDAL
6	030-101-015	NO ADDRESS ASSIGNED	22	031-024-002	121 OCEAN AV FERNDAL
7	030-101-016	NO ADDRESS ASSIGNED	23	031-024-003	120 OCEAN AV FERNDAL
8	030-121-006	1299 MAIN ST FERNDAL	24	031-131-004	539 SHAW AV FERNDAL
9	030-141-009	725 BERDING ST FERNDAL	25	031-131-018	551 SHAW AV FERNDAL
10	030-151-005	1711 MARKET ST FERNDAL	26	031-131-019	557 SHAW AV FERNDAL
11	030-151-006	1801 MARKET ST FERNDAL	27	031-151-002	600 BERDING ST FERNDAL
12	030-151-007	1677 MARKET ST FERNDAL	28	031-151-006	725 WASHINGTON ST FERNDAL
13	030-161-014	1657 MARKET ST FERNDAL	29	031-202-003	950 GRANT AV FERNDAL
14	030-161-021	1679 MARKET ST FERNDAL	30	031-202-004	1080 GRANT AV FERNDAL
15	030-161-022	1593 MARKET ST FERNDAL	31	031-202-005	305 LINCOLN ST FERNDAL
16	031-011-001	741 5TH ST FERNDAL			

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 Environmental Impact Report have occurred, and the Project would not result in any new significant impacts not analyzed or considered under the PEIR.

The public is invited to attend the meeting and provide testimony on the Project. You may also send written comments to 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