
CITY OF FERNDALE – HUMBOLDT COUNTY CALIFORNIA – U.S.A.
AGENDA – JOINT STUDY SESSION CITY COUNCIL & PLANNING COMMISSION

Location:	City Hall VIA ZOOM	Date:	June 7, 2023
		Time:	5:00pm
		Posted:	June 1, 2023

We welcome you to the meeting. Members of the Public may be heard on any Study Session item on this Agenda.

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 786-4224 24 hours prior to the meeting.

1. CALL STUDY SESSION TO ORDER – Mayor
2. REVIEW & DISCUSS
 - a. Land Use Element Update
3. ADJOURN STUDY SESSION

This notice is posted in compliance with Government Code §54954.2.

Meeting Date:	June 7, 2023	Agenda Item Number	
Agenda Item Title	Ferndale General Plan Land Use Element Update Study Session		
Presented By:	City Planner		
Type of Item:		Action	X
		Discussion	X
		Information	
Action Required:	X	No Action	
		Voice Vote	
		Roll Call Vote	

BACKGROUND

Over the last two years, City staff and consultants have been conducting public outreach and working with the Planning Commission to prepare a comprehensive update to the Land Use Element of the City's General Plan. In March 2023, two mapping options for the Land Use Element update and the Draft Land Use Element document were posted to the City's webpage: <https://ci.ferndale.ca.us/documents/general-plan/>. Large format prints of the two maps and the draft document were also made available to the public at Ferndale City Hall. On Saturday, April 15, 2023, from 11:00 am to 3:00 pm an in-person Land Use Element Open House was held at the City of Ferndale Town Hall. The event was an opportunity for residents to review the proposed maps and the draft land use document and ask questions of a planner about the proposed changes. Over 40 people attended the Open House according to the sign in sheet.

The maps and document, along with background information, a summary of outreach to date, and resources about the Land Use Element update continue to be available on the City's webpage (the URL is provided above). Earlier City Council and Planning Commission 2023 meetings for the Land Use Element Update are listed at the end of this report, and handouts from those meetings can be found on the City's webpage.

DISCUSSION

A draft Land Use Map Alternative 3 has been developed in response to Planning Commission and public comments (Attachment A). The map is posted on the City's website, the flyer on the following page was made available, and notification was emailed directly to all who signed in and provided email addresses at the 4/15/23 Open House or emailed comments directly to the city. Public input generally focused on the following topics:

- Desire for pedestrian connection from Ferndale Housing, schools, and Main Street.
- Concern with density increases and apartments.
- Concern about adequacy and capacity of infrastructure including water, wastewater, drainage, and traffic.
- Desire for flexibility to allow smaller setbacks from creeks.

City staff is seeking City Council and Planning Commission input on the revised draft maps, proposed policies, and implementation programs (Chapter 4: Goals, Policies, & Implementation Programs) to ensure that they effectively meet the current and potential future needs of residents, businesses, and visitors in the city. A revised draft Land Use Element document is also being developed and will be released this month.

NEXT STEPS

- Revised Draft Land Use Element Update –June 2023
- Continuing through to July 2023 – Draft EIR preparation
- Fall 2023 – Finalize CEQA and Adopt Land Use and Safety Elements

ATTACHMENTS

A – Land Use Map – Draft Option 3

PRIOR MEETINGS AND INFORMATION

Please visit <https://ci.ferndale.ca.us/documents/general-plan/> to view or download more information about prior Land Use Element Update meetings:

- May 3, 2023 Planning Commission Staff Report and Presentation including a summary of the 4/15/23 Open House and public comments received
- April 5, 2023 Planning Commission Presentation including summary of proposed land use designations, draft map options 1 and 2, and overview of proposed goals, policies, and programs.
- March 1, 2023 Planning Commission Presentation including draft Land Use Element contents overview and progress to date.
- February 15, 2023 City Council Staff Report & PowerPoint including Land Use Element overview, progress, and next steps.



City Council and Planning Commission Land Use Element Study Session June 7th at 5 pm Ferndale City Hall

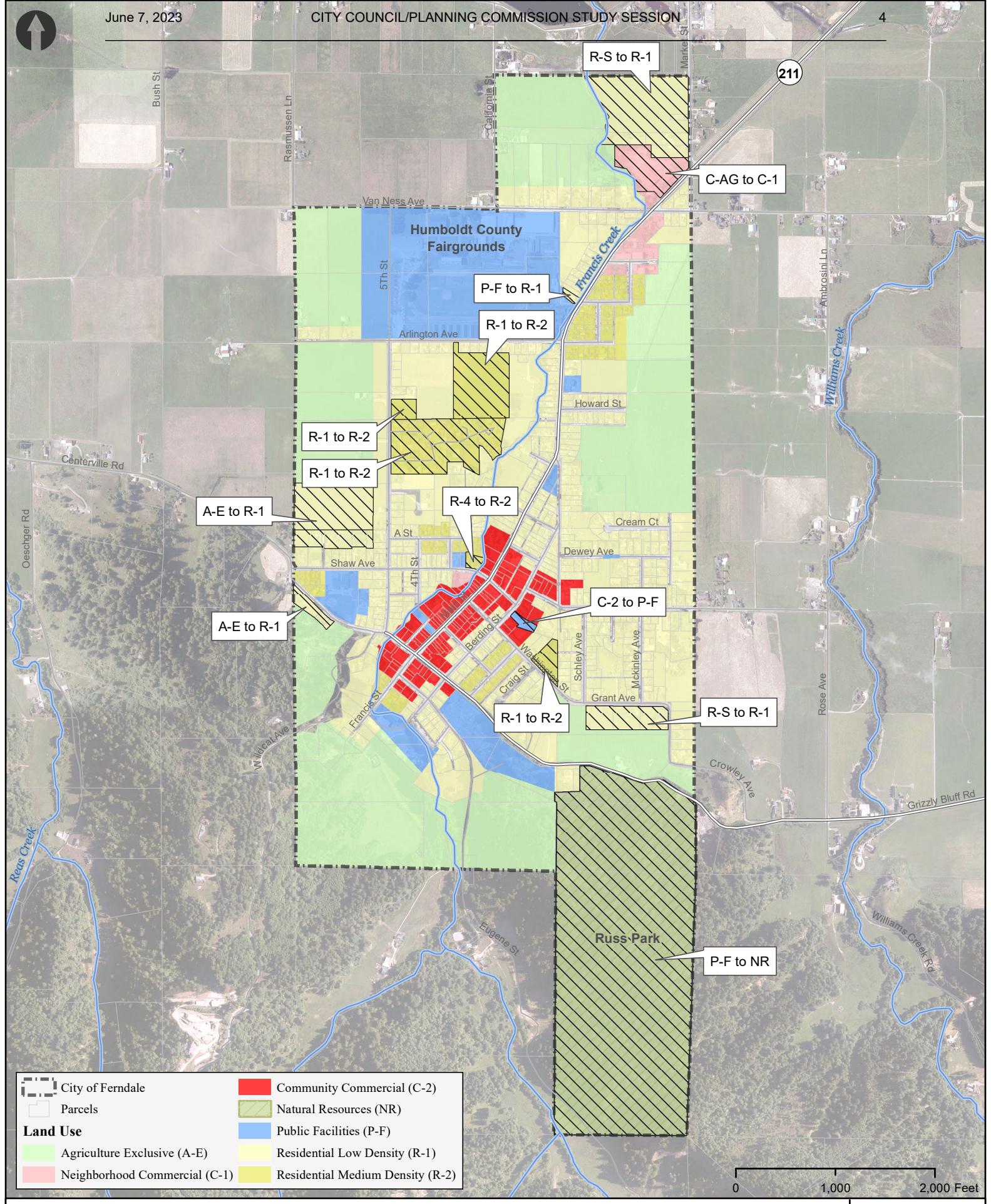
The draft Land Use Map Option 3 is now available. The map options and document can be found online at:

<https://ci.ferndale.ca.us/documents/general-plan/>

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Learn More





City of Ferndale	Community Commercial (C-2)
Parcels	Natural Resources (NR)
Land Use	
Agriculture Exclusive (A-E)	Public Facilities (P-F)
Neighborhood Commercial (C-1)	Residential Low Density (R-1)
	Residential Medium Density (R-2)

City of Ferndale - Land Use (Option 3) **DRAFT**

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