

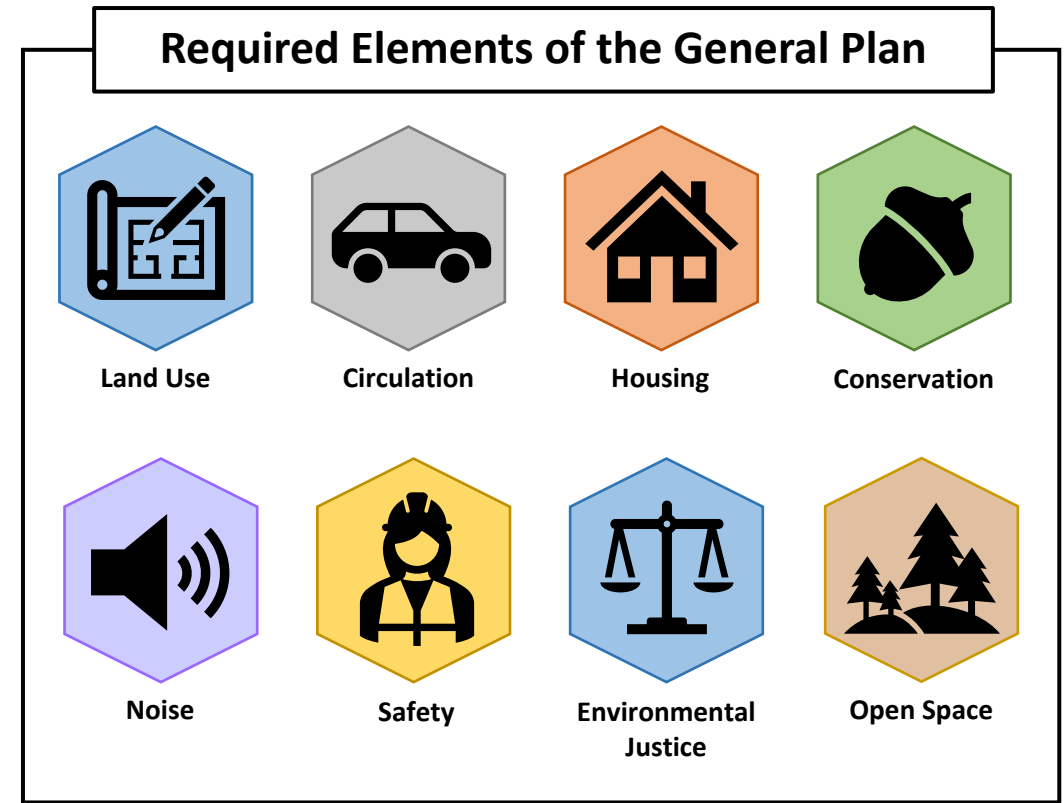
# Ferndale General Plan LAND USE ELEMENT

## CITY OF FERNDALE

City Council Meeting  
February 15, 2023

# WHAT IS THE LAND USE ELEMENT?

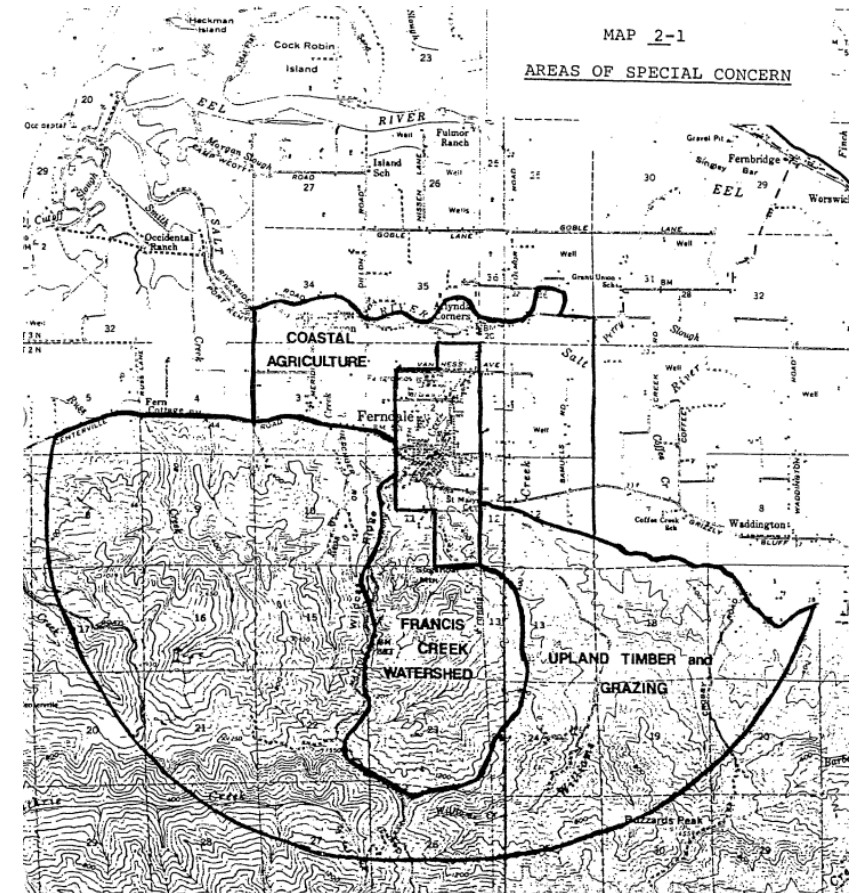
- Part of the City's overall **GENERAL PLAN**
- Provides a guide to the City's vision for the future
- Sets **GOALS** and **POLICIES** for the overall layout and feel of the city
- Provides **IMPLEMENTATION PROGRAMS** to help achieve goals
- Sets **DENSITY STANDARDS** based on land use type
- Includes a land use diagram generally showing what will go where





# WHY UPDATE THE ELEMENT?

- Defines and draws upon ideas and values of the community
- Establishes framework for land use and development proposals
- Changing economic/ demographic conditions
- Planning for sustainability and affordability
- Last update completed in 1986
- New State guidelines



# FUNDING FOR THE UPDATE

- SB2 Grant Funds
  - Provides funding for several planning documents:
    - Land Use Element update
    - CEQA Compliance for Land Use and other draft elements
    - Zoning Code Amendments
    - ADU Outreach
    - Drainage Master Plan Update (**DONE!**)
- LEAP Grant Funds
- REAP Grant Funds





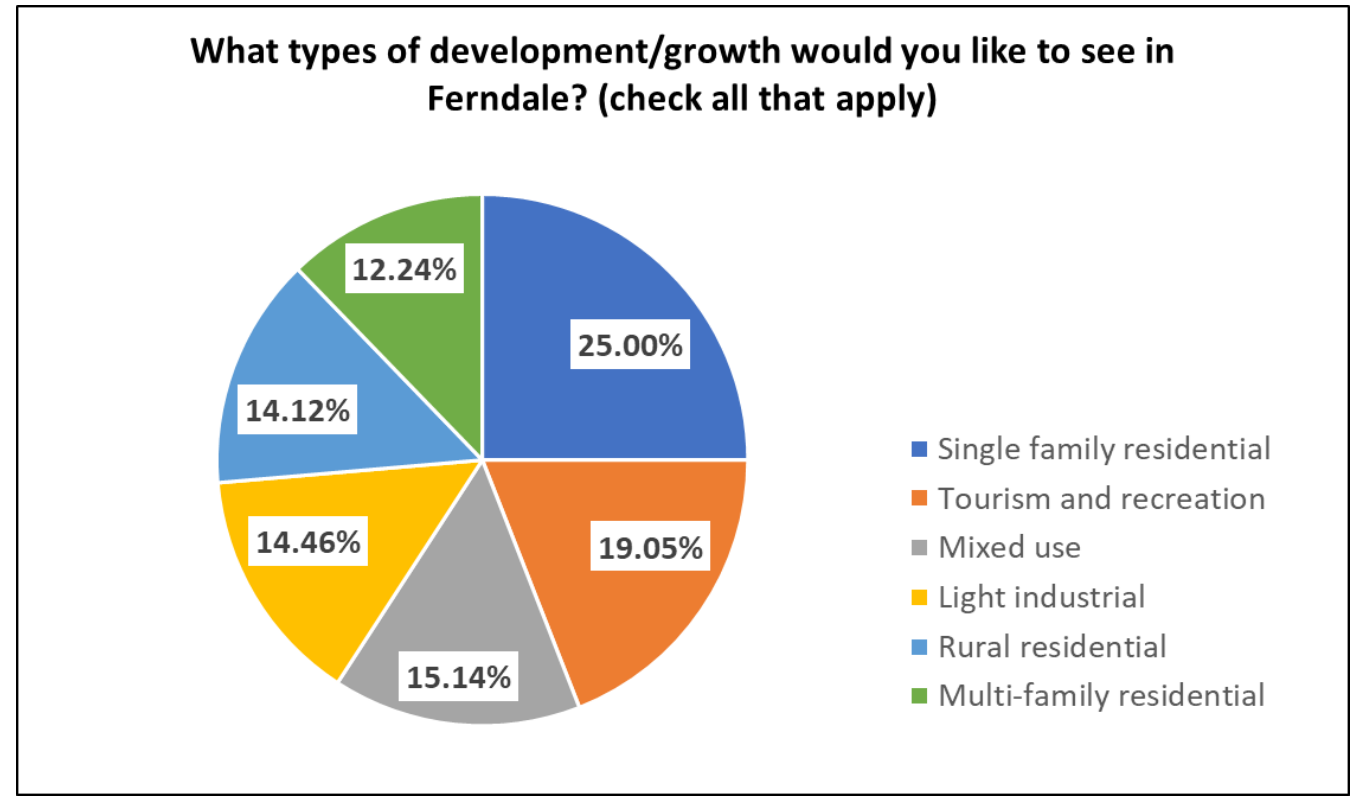
# PROGRESS TO DATE

- City Council and Planning Commission Study Sessions (2020-2022)
- Land Use Element Public Survey (2021)
- Planning Commission Review of Draft Land Use Descriptions, Goals and Policies (2021-2022)
- Planning Commission Review of Draft Safety Element (2022)
- Preliminary Land Use Diagram Alternatives drafted (2022-2023)
- Admin. Draft Land Use Element (2022-2023)
- CEQA Notice of Preparation of EIR distributed (Feb. 2023)



# PREVIOUS INPUT ON LAND USES

- Public Survey Common Themes:
  - Desire to maintain small town feel
  - Maintain historical, agricultural, and cultural resources
  - Importance of community events
  - Increase safety for pedestrians and cyclists
  - Development of senior housing
  - Desire to support schools



# Land Use Element – Contents Overview

Introduction

Existing Land Uses and Resources

Land Use Designations & Land Use Diagram

Open Space and Conservation

Goals, Policies, and Implementation  
Programs

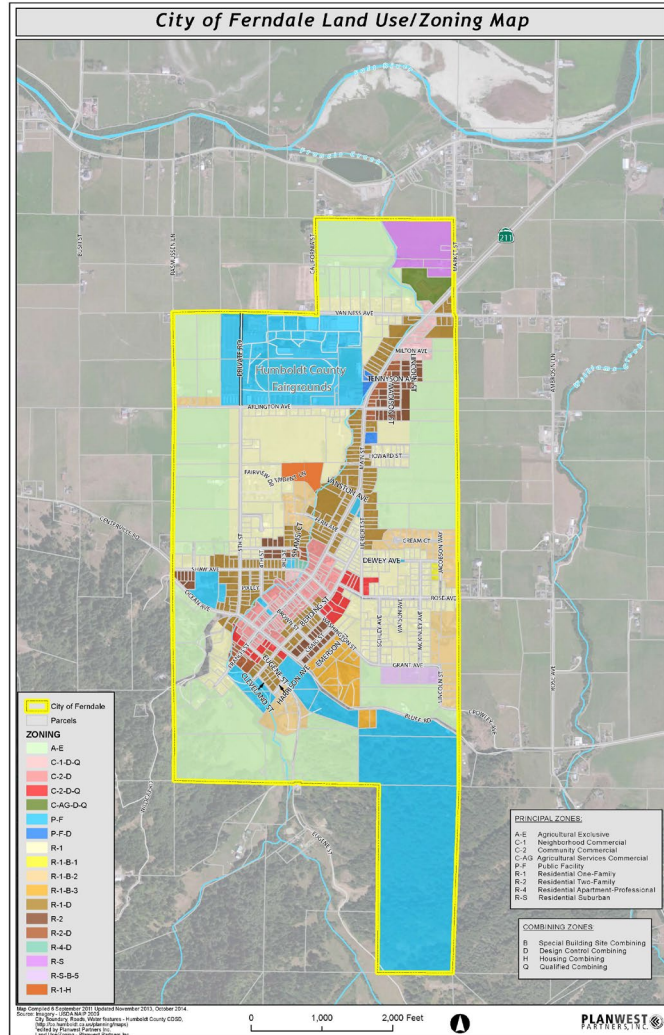


# PROPOSED LAND USE ELEMENT GOALS

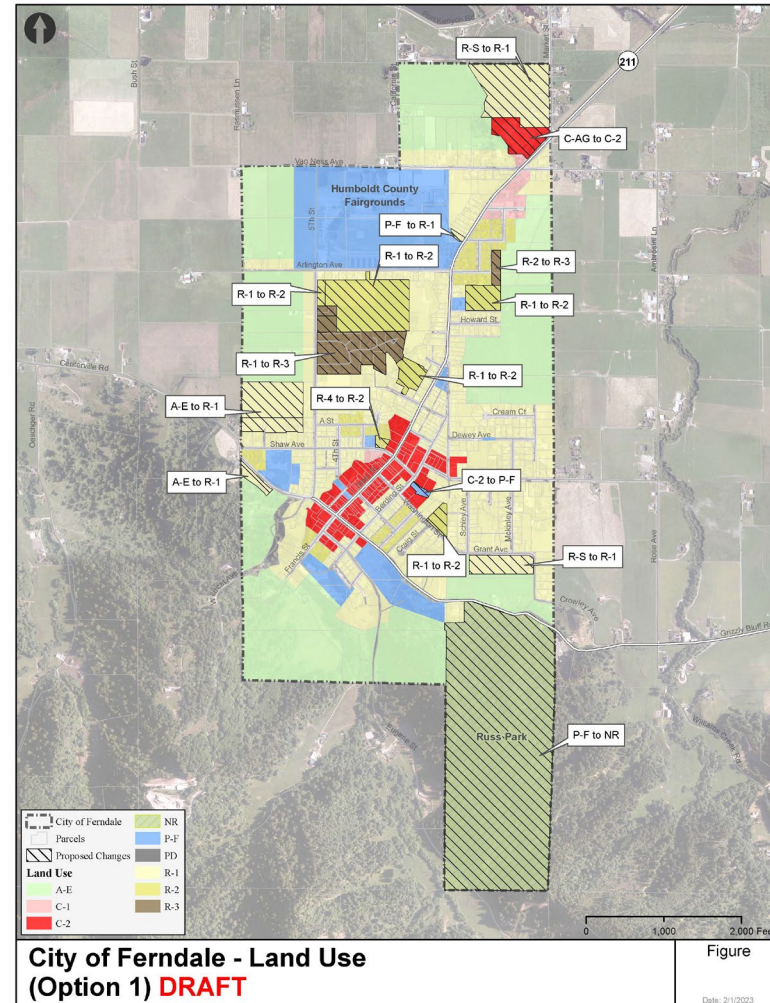
- **Goal LU-1** - To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available
- **Goal LU-2** - A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Ferndale's economy.
- **Goal LU-3** - Protect, preserve, restore, rehabilitate, and enhance open spaces and natural resources.
- **Goal LU-4** - Conserve soil resources and minimize erosion and other soil depleting processes.



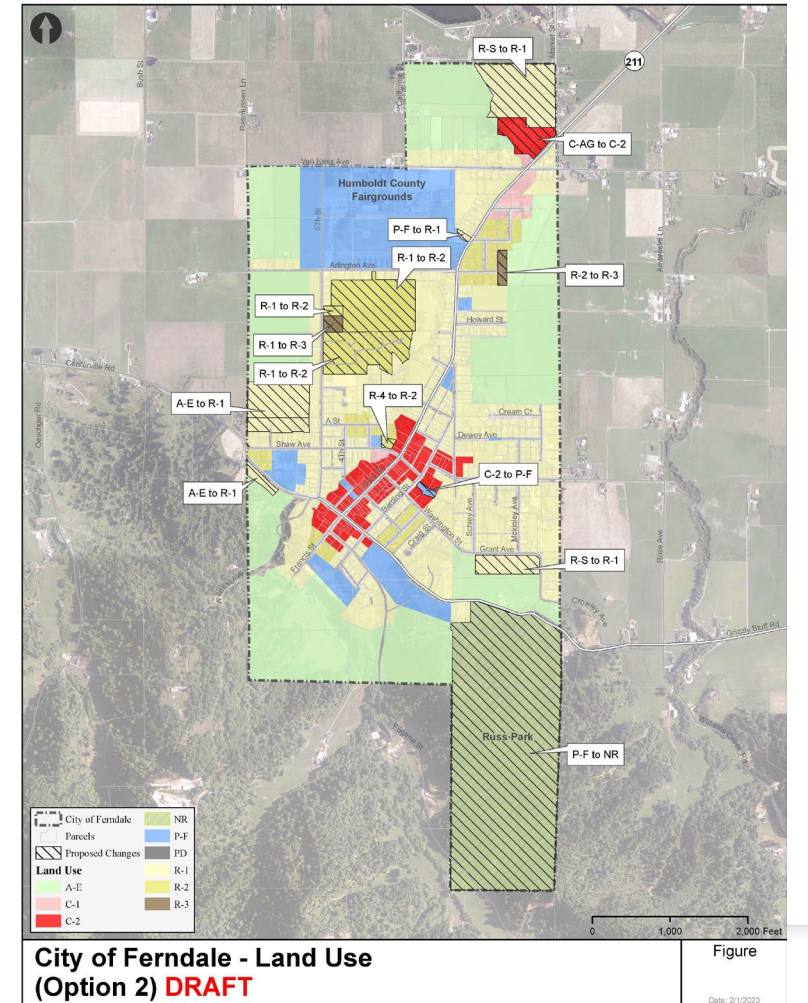
## EXISTING



## ALTERNATIVE 1



## ALTERNATIVE 2





# NEXT STEPS

- **March 1, 2023:** Draft Land Use Element document and map options review with Planning Commission and released to public
- **March 2023:** Notify landowners of proposed land use designation changes
- **March or April 2023:** Public Meeting
- **March-June 2023:** Conduct CEQA review
- **Fall 2023:** Zoning Code updates for consistency
- **Fall 2023:** Adopt updated Land Use Element



Thank you!!  
Any questions?

