



**CITY OF ETNA**  
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## **NOTICE OF PUBLIC HEARING**

The City Council of the City of Etna will hold a public hearing on **Monday, October 27, 2025, at 6:30 p.m.** in the Etna City Council Chambers, 307 S. Main Street, Etna, California on the following item:

### **ZONING CODE UPDATE**

The project consists of a city-initiated update to Title 17, Zoning, of the City of Etna Municipal Code. As proposed, the Zoning Code would be updated consistent with state law, case law, and the General Plan, and to better define land uses, regulations, and exceptions; facilitate development and redevelopment; provide for future integration of compatible residential and non-residential uses; improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; promote economic investment, redevelopment, and revitalization in the community; encourage a compact urban form; and safeguard the character of existing neighborhoods. As part of the update, a Rural Residential zoning district would be introduced that would be applied to larger parcels used for agriculture, affected by 100-year floodplain, and/or that have been identified as containing potential wetlands. Additionally, the current Open Space and Public Use zoning district would be split into separate Open Space and Public Facilities districts to better address their distinct purposes; the Central Commercial district would be retitled the Town Center district; and the City's two Floodplain combining districts would be eliminated. Other changes proposed to the Zoning Code include eliminating split zoning; eliminating the use permit requirement for multifamily residential in the High Density Residential zoning district; updating existing provisions for emergency shelters to ensure only objective standards consistent with AB 2339 are applied; allowing low barrier navigation centers by right in all mixed-use and nonresidential zoning districts that allow multifamily residential; and establishing objective design review standards for affordable multifamily residential and mixed-use developments that request streamlined processing and ministerial approval pursuant to state law (e.g., SB 167, SB 35, and SB 330). Several of the changes implement the City's adopted 6<sup>th</sup> Cycle Housing Element.

It is anticipated that the project will be determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (i.e., the Commonsense Exemption). A CEQA exemption implies that the project will not result in any significant adverse environmental effects. The City Council will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence is presented demonstrating a more appropriate environmental determination than the one being recommended, the City Council may require and/or approve an alternative environmental determination pursuant to the requirements of CEQA.

All publications are available for public review at Etna City Hall, 442 Main Street, Etna, California, and all interested persons are invited to attend the meeting and be heard on any agenda item. In addition, a staff report for the project will be available at City Hall three working days prior to the City Council meeting. Please contact Pamela Eastlick, City Clerk, at (530) 467-5256 on the day of the scheduled public hearing as to whether the item will be heard on that date or continued to another date. All items presented to the City Council during a public hearing, including but not limited to, letters, e-mail, petitions, photos, or maps, become a permanent part of the record and must be submitted to the City Clerk. It is advised that the presenter bring 12 copies of anything presented to the Council and that the presenter create copies in advance for their own records. If you challenge either the environmental determination or proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Etna at, or prior to, the public hearing.

PAMELA EASTLICK, ETNA CITY CLERK