



Agenda Item: 17.A
Date of Meeting: July 27, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Public Hearing and First Reading and Introduction of an Ordinance Repealing Section 17.80.110 of Chapter 17.80 and Adding a New Chapter 17.81 - Appeals to Title 17**
Prepared On: July 21, 2026
Attachments: Ordinance_New Chapter 17.81. Appeals
Public Hearing Notice
PC Resolution No. 2026-01 Title 17 amendments

Background/History:

Staff identified the need to clarify the appeal procedures in Section 17.80.110 of the Zoning Ordinance. The Planning Commission held a public hearing on February 24, 2026, and recommended that the City Council approve the proposed amendments to Title 17 (Zoning).

Following the Planning Commission's recommendation, additional revisions were made to the ordinance to further clarify the appeal procedures. The City Council is now being asked to consider the ordinance as revised.

Analysis/Discussion:

Staff proposes repealing Section 17.80.110 (Appeal Procedure) and adopting a new stand-alone Chapter 17.81 - Appeals to clarify and standardize appeal procedures. The new chapter establishes clear procedures for filing, processing, and hearing appeals and defines the roles of the Planning Commission and City Council.

Impacts to Council Goals and Strategic Planning Priorities:

Not Applicable.

Budget Impacts:

None.

Legal Review:

City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:

Council will hold a public hearing, and consider approving the first reading and introduction of an ordinance repealing Section 17.80.110 of Chapter 17.80 and Adding a New Chapter 17.81 - Appeals to Title 17 (by title only).

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, REPEALING SECTION 17.80.110 OF CHAPTER 17.80 AND ADDING A NEW CHAPTER 17.81 TO TITLE 17, ZONING, OF THE CITY OF BISHOP CODE OF ORDINANCES AND FINDING THIS ORDINANCE IS NOT A PROJECT UNDER CEQA PURSUANT TO TITLE 14, SECTION 15378 (b)(5) OF THE CALIFORNIA CODE OF REGULATIONS.

Approved By: Alison Bishop 7/22/2026

Approved By: Dean Pucci 7/22/2026

Approved By: Pam Foster 7/22/2026

Approved By: