



Agenda Item: 15.C
Date of Meeting: August 24, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **RESOLUTION: Establishing Timed Parking Zones and Permit Parking Zones Pursuant to Section 10.28.140 of The Bishop Municipal Code.**
Prepared On: August 19, 2026
Attachments: 2026 Draft Resolution Establishing Timed Parking Zones
City of Bishop Parking Study Implementation Plan
Parking Comments as of 2026 08 16

Background/History:

The City initiated the Downtown Parking Demand and Land Use Study to evaluate parking supply, occupancy, demand, and management strategies within the Downtown Specific Plan Area. The study included parking occupancy counts conducted during multiple seasons, business and community surveys, parking demand analysis, and recommendations for future parking management. The study concluded that although Bishop has sufficient public parking overall, improved parking management would better utilize existing parking resources while supporting downtown businesses and future growth.

On April 29, 2026, the City and its consultant, Wood Rodgers, conducted a public workshop to present the proposed parking duration zones and receive community feedback. Overall, attendees generally supported the proposed parking duration zones. Additional comments focused on providing overnight parking for visitors, identifying employee parking locations, improving signage, accommodating oversized vehicles, and implementing parking enforcement with an emphasis on education before citations.

Based on the comments, the City staff prepared a Draft Implementation Plan published on the City Website and sent for another round of comments via email provided by City business license holders.

See website page for more information on the study:

https://cityofbishop.ca.gov/departments/planning/parking_and_land_use_study.php

The proposed implementation plan incorporates this public feedback and refines the recommendations into an implementation program.

Analysis/Discussion:

Section 10.28.140 of the Bishop Municipal Code requires that timed parking zones and permit parking zones be established by City Council Resolution. Once adopted, the Director of Public Works is responsible for installing the required signs and pavement markings.

The proposed implementation plan includes the following parking management strategies:

Proposed Parking Management Goals and Implementation

1. Designate employee parking locations for businesses without on-site parking in the Downtown Core to:

- Preserve convenient customer parking near storefronts.
- Utilize underused City parking lots.
- Reduce all-day parking in high-demand areas.

2. Convert 3- to 2-hour parking every day from 8 am – 6 pm in high-demand commercial areas (areas that reach 90-100% occupancy) to improve parking turnover.

3. Convert selected areas with no parking restriction into No Overnight from midnight – to 6 am where appropriate to increase daytime parking capacity and allow space for events.

4. Establish the Fowler Street parking lot as the City's primary overnight parking location for vehicles, RVs, trailers, and boats through a permit system.

5. Allow Reserved Fleet Parking Agreements on City lots on a case-by-case basis.

The implementation plan proposes adjustments to parking durations in key commercial areas, including portions of Rose Street, East Line Street, Church Street, Warren Street, and the Fowler parking lot. Employee permit parking areas are also proposed at City Lot 10 (Elks), City Lot 13, the Church Street parking lot, and Rose Street. These locations are illustrated in Draft Parking Study Implementation and Next Steps.

Following Council's adoption of the Implementation Plan, city staff will implement changes and work on increasing public awareness of parking options:

- Create a user-friendly map to be displayed on the website and signage, Chamber of Commerce, and Google Maps pinned to public parking lots.
- Install new Parking duration signage (October 2026)
- Design and install wayfinding signage and/or kiosks (end of 2026)
- Establish Parking Permit program and fees for 2027 and beyond:
- Long-term parking on Fowler - \$10 per night
- Reserved Fleet Parking Areas- case-by-case

Staff will continue to monitor parking occupancy after implementation and adjust time limits or permit allocations as needed.

Impacts to Council Goals and Strategic Planning Priorities:

Objective 1.3: Enhance walkability and identify opportunities for multimodal facility expansion while also addressing parking needs. Key Result: Develop a City Parking Management Plan outlining strategies to address parking demands and improve walkability.

Budget Impacts:

The cost of signage is included in the current budget, with final costs to be determined.

Legal Review:

City Attorney Dean Pucci has reviewed and approved this item.

Recommended Action:

Adopt a Resolution establishing timed parking zones and permit parking zones pursuant to Section 10.28.140 of the Bishop Municipal Code, and direct staff to implement the Parking Study recommendations identified in Exhibit A.

Approved By: Alison Bishop 8/19/2026

Approved By: Dean Pucci 8/19/2026

Approved By: Pam Foster 8/19/2026

Approved By: