

City Council

ZONING TEXT AMENDMENT: PERTAINING TO APPEALS OF PLANNING COMMISSION DECISIONS



February 3, 2026

Background

- **October 2025** – City Council amended procedures for review of Planning Commission decisions (HBMC Section 2.52.040)
- **December 2025** – Planning Commission recommended City Council approval of Title 17 Amendments for consistency with Title 2



Zoning Text Amendment

- **Title 17 amendments required for consistency in HBMC**
 - Amend the public appeal period of Planning Commission decisions to 15 days
 - Public appeal begins day after decision
 - Eliminates reference to Board of Zoning Adjustments



CEQA & Public Notice

- **CEQA**

Exempt from California Environmental Quality Act “Commons Sense Exemption” (Section 15061 (b)(3) of State CEQA Guidelines)

- **Public Notice**

- Legal ad published in Easy Reader
- Notice on website
- Posted in 3 locations



Recommendation

1. Determine the proposed ordinance exempt from review under the California Environmental Quality Act (“CEQA”); and
2. Adopt Ordinance amending Title 17 to update appeal periods



THANK YOU!

Contact us.

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