

MONO COUNTY PLANNING COMMISSION

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Adopted Minute

March 20, 2025 9:00 a.m.

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

Zoom: <https://monocounty.zoom.us/j/84804828290>

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, Jora Fogg

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director, Sandra Moberly; CAO, Paul Roten, Public Works Director; Aaron Washco, planning analyst; Nick Criss; code compliances officer

PUBLIC: 760-937-5087, Heidi Vetter, Ed Brown, Darryl D, Bob Gatto, Brad Wilson,

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:01 am and the Commission lead the Pledge of Allegiances.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

- No public comment.

3. CONSENT AGENDA ITEMS

- A. Review and adopt minutes of February 20, 2025
- B. Find that the acquisition of 85 Kirkwood Street in Bridgeport conforms with the Mono County General Plan. *Staff: Aaron M. Washco*
- C. Find that the proposed Mono County Capital Improvement Program (CIP) is consistent with the General Plan, provided projects receive appropriate permit approvals.

Motion: Approve minutes as presented.

Motion Fogg; Bush second.

Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza

Motion Passes 5-0.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA Guidelines §15301 and instruct staff to file a Notice of Exemption; find the purchase of 85 Kirkwood Street, Bridgeport, CA 93517, APN: 008-092-006-000, is in conformity with the Mono County General Plan.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza

Motion Passes 5-0.

Motion: Find that the draft 2025 Mono County Capital Improvement Plan is consistent with the General Plan, pursuant to Government Code Section 65403(c).

Bush motion; Fogg second.

Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza

Motion Passes 5-0.

4. PUBLIC HEARING

A. **No earlier than 9:00 a.m. Consider denial of Use Permit 25-001/Sales Short-Term Rental.** The applicant requests a short-term rental from April 15 to November 15 in a single-family dwelling located at 92 Leonard Avenue in June Lake (APN # 015-270-008-000). The project proposes a maximum of six persons and two vehicles per stay. The 0.62-acre property has a Land Use Designation of Single-Family Residential (SFR). If denied, the applicant may not rent the residential unit for less than 30 consecutive days. Denied projects are exempt from the California Environmental Quality Act (CEQA). *Staff: Olya Egorov*

- Egorov gave a presentation and answered questions from the Commission.
- Public Hearing opened at 10:05 am.
- Bob Gatto provided a public comment with concerns regarding vehicle speed safety, traffic, setting a precedent on future STR's, and echoed the other written public comment. Two written public comments were received and distributed prior to the hearing.
- Public Hearing Closed at 10:07 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

Motion: Determine that the required findings C and D cannot be made as contained in the staff report; deny Use Permit 25-001; and find that the project qualifies as an exemption under the California Environmental Quality Act §15270.

Bush motion; Robertson second.

Roll-call vote – Ayes: Robertson, Lagomarsini, Bush, Lizza. Abstain: Fogg

Motion Passes 4-0 with one abstention.

5. WORKSHOP

No items

6. REPORTS

- A. Director – Director Sugimura provided a report and answered questions from the Commission. Fogg requested that the VHR item being heard in April be moved to the May meeting as she is not able to attend the April meeting. Chair Lizza requested that the applicant be consulted first before moving the item.
- B. Commissioners – No Commissioners reported.

7. **ADJOURN** at 10:28 am to scheduled Special Meeting on April 17, 2025, at 9:00 am.