

# MONO COUNTY PLANNING COMMISSION

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Bridgeport, CA 93517  
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## PLANNING COMMISSION AGNEDA

December 18, 2025 at 9:00 am

Mono Lake Room  
1290 Tavern Rd  
Mammoth Lakes, CA 93546

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

### TELECONFERENCE INFORMATION

**1. Mammoth Teleconference Location** -Bridgeport CAO Conferences Room,  
First floor Annex 1, 74 N. School Street, Bridgeport CA.

**2. Joining via Zoom**

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

**To join the meeting by computer**

**Visit:** <https://monocounty.zoom.us/j/87371280325>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 873 7128 0325

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**To join the meeting by telephone**

Dial (669) 900-6833, then enter *Webinar ID*: 873 7128 0325

To provide public comment (at appropriate times) during the meeting, press \*9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

*\*Agenda sequence (see note following agenda).*

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

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

**3. CONSENT AGENDA**

A. Review and adopt minutes of November 20, 2025

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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

#### 4. PUBLIC HEARINGS

- a) **No earlier than 9:00 am: UP 25-014 Mann STR.** The applicant proposes a short-term rental at 122 Nevada Street in June Lake (APN #016-099-036-000) on a 0.18-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under CEQA. *Staff: Melinda Guerrero*
- b) **No earlier than 9:15 am: UP 25-007 Decoster Apartments** The applicant proposes the phased construction of four apartments and a new parking area, the redesign of an existing parking lot, and the installation of two electric vehicle (EV) charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake, a 0.33-acre parcel designated for Commercial (C) use. *Staff: Erin Bauer*
- c) **No earlier than 9:30 am: UP 25-008 Decoster STR** The applicant proposes to short-term rent a dwelling located at 187 Hillside Road in June Lake (APN: 015-084-026-000) on a 0.23-acre parcel designated Single-Family Residential (SFR). *Staff: Erin Bauer*

#### 5. WORKSHOPS

- a) Brown Act workshop

#### 6. REPORTS

- A. Director
- B. Commissioners

#### 7. INFORMATIONAL/ CORRESPONDENCE

- 8. **ADJOURN** to the scheduled regular meeting on January 15, 2026.

**NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

\*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov/departments/community-development/commissions](http://www.monocounty.ca.gov/departments/community-development/commissions) &

committees / planning commission. For inclusion on the e-mail distribution list, send request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov)

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.