

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Adopted Minutes

March 19, 2026, at 9:00 AM

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

Visit: <https://monocounty.zoom.us/j/87859898688>

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

STAFF: Heidi Willson, planning commission clerk; Emily Fox, county counsel; Erin Bauer, planning analyst; Brent Calloway, assistant director; Olya Egorov, planning analyst; Wendy Sugimura, director

PUBLIC: Ron Hall, Mdrake, Katherine Rzepezyński, David, Blittle, Brianna Brown, Dustin Lebrun, Kevin Brown

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ADMINISTRATION

a) Appoint Chair

Motion: Reappoint Commissioner Lizza as Chair.

Bush motion; Lagomarsini second.

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

Motion Passed 5-0.

b) Appoint Vice Chair

Motion: Reappoint Commissioner Fogg as Vice Chair.

Bush motion; Lagomarsini second.

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

Motion Passed 5-0.

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

- No public comment.

4. CONSENT AGENDA

a) Review and adopt minutes of December 18, 2025

Motion: Approve minutes as presented.

Motion by Bush; Lagomarsini second.

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

Motion Passes 5-0.

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

5. PUBLIC HEARINGS

- a) **Tentative Parcel Map 26-001 – Mono County:** The project proposes to split 85 Kirkwood Street in Bridgeport, APN 008-092-006-000 into two parcels, a 0.58-acre vacant parcel and a 0.29-acre parcel developed with an existing single-family home and detached garage. The parent parcel is designated Multi-Family Residential, Low (MFR-L) and is 0.86 acres. *Staff: Brent Calloway*

- Calloway provided a presentation and answered questions from the Commission.
- Public hearing opened at 9:41 am
- Public comment received from the Applicant Sandra Moberly on Behalf of Mono County, Dustin Lebrun, and Brianna Brown.
- Public comment closed at 9:57 am
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.
- Public comment reopened at 10:01
- Public comment received from David.
- Public comment closed at 10:04 am

Motion: Continue the public hearing until April 16, 2026.

Motion by Bush; Lagomarsini second.

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

Motion Passes 5-0.

- b) **General Plan Amendment 26-01:** The project proposes to change the Land Use Designation of a parcel located at 7937 State Route 167 in the Mono Basin (APN 013-210-028-000) from Industrial (I) to Specific Plan (SP) and Scenic Combining District (S-C). In addition, the project will revise the Commercial (C) Land Use Designation to remove transient rentals as a use permitted subject to Director Review and add short-term rentals as a use permitted subject to Use Permit. The project qualifies as an exemption under CEQA §15301 (Existing Facilities). *(Staff: Clark Sintek and Olya Egorov)*

- Sintek and Sugimura provided a presentation and answered questions from the Commission.
- Public comment opened at 10:32 am
- No public comment received
- Public comment closed at 10:33 am

Motion: Adopt resolution 26-01 recommending that the Board of Supervisors find that the project qualifies as an exemption under CEQA §15301, and adopt GPA 26-01 changing the Land Use Designation of a parcel (APN 013-210-028-000) from Industrial to Specific Plan and Scenic Combining District and approving amendments to the Commercial Land Use Designation.

Motion by Bush; Fogg second.

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

Motion Passes 5-0.

- c) **D & S Waste Transfer Station Specific Plan:** The project proposes the adoption of a Specific Plan for a parcel located at 7937 State Route 167 in the Mono Basin (APN 013-210-028-000). The Specific Plan will limit uses on the parcel to those approved under Use Permit (UP) 21-007, with the addition of portable toilet storage. The 2022 Negative

Declaration for UP 21-007 is proposed to be re-certified for this project. (Staff: Clark Sintek)

- Sintek provided a presentation and answered questions from the Commission.
- Public comment opened at 10:49 am
- Public comment received from the applicant Kevin Brown.
- Public comment received from Brent Calloway.
- Public comment closed at 10:58 am

*Commissioner Fogg left the meeting at 10:54 am.

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.
- During deliberation the Commission recommended that the Specific Plan be modified to permit the main building to remain the current sandstone/beige color rather than the Kelly Green specified in the use permit.

Motion: Adopt the D & S Waste Transfer Station Specific Plan for APN 013-210-028-000 (Exhibit A) as modified for the building color and limiting permitted uses to those approved under Use Permit 21-007 (Attachment 1 to Exhibit A) and as further defined in the Specific Plan document; and recertify the 2022 Initial Study and Negative Declaration (IS/ND) (SCH No. 2022120540) (Attachment 3 to Exhibit A), completed in September 2022 and certified by the Mono County Board of Supervisors on December 13, 2022, which found no potentially significant environmental impacts.

Motion by Lagomarsini; Bush second.

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

Motion Passes 4-0 with one absence.

6. WORKSHOPS

- a) Brown Act workshop (*County Counsel*)
 - Fox provided a brief presentation on the updated Brown Act law and answered questions from the Commission.
- b) Unmet Transit Needs (*Mono County Local Transportation Commission*)
 - Egorov provided a presentation on the unmet transit needs within Mono County and answered questions from the Commission.

7. REPORTS

- a) Director- Director Sugimura provided a brief overview of the director's report.
- b) Commissioners- Commissioner Lizza congratulated Commissioner Lagomarsini for her art being displayed in the traveling exhibit throughout the Eastern Sierra. Commissioner Robertson announced that she has taken a job with Mono County and will continue to serve on the Planning Commission until Supervisor Krietz can find a replacement. Commissioner Lagomarsini reported that a couple of "junk yards" that are in Chalfant were cleared out thanks to Nick Criss and his team.

8. INFORMATIONAL/ CORRESPONDENCE

9. ADJOURN to the scheduled regular meeting on April 16, 2026.