

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

April 16, 2026, at 9:00 AM

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

Visit: <https://monocounty.zoom.us/j/84067920764>

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

STAFF: Heidi Willson, planning commission clerk; Jeff Hughes, county counsel; Erin Bauer, planning analyst; Brent Calloway, assistant director; Olya Egorov, planning analyst; Wendy Sugimura, director; Sean Robison, County Surveyor

PUBLIC: Stephenson family

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

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

- No public comment.

3. CONSENT AGENDA

- a) Review and adopt minutes of March 19, 2026

Motion: Approve minutes as presented.

Motion by Fogg; Lagomarsini second.

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

Motion Passes 4-0 with one absence.

4. PUBLIC HEARINGS

- a) **Use Permit 26-002/Stephenson:** The applicant proposes a short-term rental with an occupancy of six persons and two vehicles at the Edgewater Condos (Unit #19) in June Lake (APN 015-076-019-000), which would allow the condominium unit to be rented for 30 consecutive days or less. The Edgewater Condos is a 1.35-acre property located at 110 Knoll Avenue in June Lake with a Land Use Designation of Multi-Family Residential, High

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

(MFR-H). If approved, the project would qualify for an exemption under California Environmental Quality Act (CEQA) §15301 (Existing Facilities) (Staff: *Olya Egorov*).

- Egorov provided a presentation to the Commission and answered questions.
- Public hearing opened at 9:29 am
- Applicant provided a public comment.
- Public comment closed at 9:33 am
- Commission deliberated the project, which included questions too, answers from, and exchanges with staff and the applicants.

Motion: Determine that the required findings can be made as contained in the staff report, find that the project qualifies as a categorical exemption under CEQA §15301 and instruct staff to file a Notice of Exemption; and approve Use permit 26-002.

Motion by Fogg; Lagomarsini second.

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

Motion Passes 3-1 with one absence.

- b) **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 0.47-acre vacant parcel and a 0.39-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*

***Commissioner Robertson announced that she was going to recuse herself due to the perceived conflict of interest.**

- Calloway provided a presentation to the Commission.
- Public hearing opened at 9:56 am
- No public comments.
- Public comment closed at 9:56 am
- Commission deliberated the project, which included questions too, answers from, and exchanges with staff and the applicants.

Motion: Find that the project qualifies as a exemption under CEQA Guidelines Section 15183, and direct staff to file a Notice of Exemption; and adopt the findings for the Tentative Parcel Map 26-001 as contained in the project staff report; and approve Tentative Parcel Map 26-001 subject to the conditions of approval as contained in the staff report; and approve Tentative Parcel Map 26-001 subject to the Conditions of Approval.

Motion by Fogg; Lagomarsini second.

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

Motion Passes 3-0 with one recusal and one absence.

5. WORKSHOPS

6. REPORTS

- a) Director- Sugimura provided an overview of the directors' report and answered questions from the Commission.
- b) Commissioners- Commissioner Fogg and Lagomarsini provided a report.

7. INFORMATIONAL/ CORRESPONDENCE

8. ADJOURN at 10:17 am to the scheduled regular meeting on May 21, 2026.