

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

February 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/88951174507>

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

PUBLIC: Robert Lehman

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

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. ANNUAL APPOINTMENT OF A NEW CHAIR AND VICE CHAIR

Motion: Appoint Commissioner Lizza as Chair.

Bush motion; Fogg second.

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

Motion Passes 5-0.

Motion: Appoint Commissioner Fogg as Vice Chair.

Robertson motion; Bush second.

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

Motion Passes 5-0.

4. MEETING MINUTES

A. Review and adopt minutes of December 19, 2024

Motion: Approve minutes as presented.

Bush motion; Robertson second.

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

A. **Use Permit 24-010/Lehman.** Applicant proposes to build a 1,200-sf wood frame storage building with vehicle doors on both sides and place two 320-sf steel cargo storage containers on continuous concrete foundations, spanned by an engineered steel roof system, in order to conduct business as a general and electrical contractor on 1.03 acres of undeveloped property at the corner of US 395 and West Mill Creek Lane in Walker (APN: 002-353-021-000). *Staff: Erin Bauer.*

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:26 am.
- Applicant provided a statement and answered questions from the Commission.
- Public Hearing Closed at 9:32 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.
- Public Hearing reopened at 9:41 am.
- Applicant answered questions that come up during the deliberation.
- Public Hearing closed at 9:42 am.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15303, New Construction or Conversion of Small Structures, and instruct staff to file a Notice of Exemption. Make the required findings as contained in the project staff report; and determine the use is similar to and not more obnoxious than the business, professional and retail uses permissible on parcels designated for Mixed Use. Approve Use Permit 24-010, subject to attached conditions.

Bush motion; Lagomarsini second.

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

Motion Passes 4-1.

6. WORKSHOP

No items

7. REPORTS

- A. **Director** – Director Sugimura provided a report and answered questions from the Commission.
- B. **Commissioners-** Lizza provided an acknowledgement that the Board of Supervisors awarded Debbie Bush the citizen’s award.
Robertson provided an update on the Grand opening for a housing development in Mammoth on March 19th.

8. **ADJOURN** at 9:56 am to scheduled Special Meeting on March 20, 2025, at 9:00 am.