

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

June 18, 2026 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

Visit: <https://monocounty.zoom.us/j/82582983770>

COMMISSIONERS: Roberta Lagomarsini (remote), Chris Lizza, Jora Fogg, Michael Draper, Scott Bush

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; Sean Robison, County Surveyor

PUBLIC:

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:04 am and the Commission led the Pledge of Allegiance.

- Commissioner Lagomarsini requested to use SB707 allowing to join and participate remotely due to a medical need.

Motion: Allow Commissioner Lagomarsini to join using SB707.

Motion by Fogg; Draper second.

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

Motion Passes 4-0.

2. **INTRODUCTION OF NEW PLANNING COMMISSIONER:** Michael Draper

- Director Sugimura introduced Michael Draper as the new District 1 Commissioner.

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 April 16, 2026

Motion: Approve minutes as presented.

Motion by Fogg; Lizza second.

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

Motion Passes 4-0.

DISTRICT #1
COMMISSIONER
Michael Draper

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. ACTION ITEMS

- A. **Subdivision Ordinance Update:** Review draft subdivision ordinance update and recommend the Board of Supervisors find the ordinance exempt under CEQA §15061(b)(3) and §15305, and adopt the ordinance with any desired modifications.

- Calloway provided a presentation on the Subdivision Ordinance Update to the Commission and answered questions.
- Chair Lizza called for public comment at 9:29 am
- No public comment
- Commission deliberated the project, which included questions too, answers from, and exchanges with staff and the applicants.

Planning Commission Modifications to Subdivision Ordinance

- Fix the duplicate numbering of 17.08.040
- 17.08.070 – wording is awkward, change to Mono County Director of Public Works (also change throughout the document)
- 17.08.440 – check the document for anywhere that the Surveyor may be identified as being the same as the Public Works Director, and fix the reference
- 17.36.020.A.3. – Remove the Planning Commission as a decision maker.
- Review the document to ensure “Planning Commission” is named and referenced correctly. (See 17.08.050)
- 17.12.120. – Capitalize Public Works Department

Motion: Recommend the Board of Supervisors find the ordinance exempt under CEQA §15061(b)(3) and §15305, and adopt the ordinance with any desired modifications outlined above.

Motion by Fogg; Bush second.

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

Motion Passes 5-0.

6. WORKSHOPS- No workshops.

7. REPORTS

- A. Director- Sugimura provided an overview of the written report.
- B. Commissioners- No Commissioner reports.
- Commissioner Fogg requested that staff bring back a certificate of appreciation for Commissioner Robertsons service on the Planning Commission.

8. INFORMATIONAL/ CORRESPONDENCE

9. ADJOURN at 10:12 am to the scheduled regular meeting on July 16, 2026.