

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

May 15, 2025, 9:00 a.m.
Mono Lake Room First floor
Mono County Civic Center
1290 Tavern Road, Mammoth Lakes, CA 93546
Visit: <https://monocounty.zoom.us/j/84464537336>

COMMISSIONERS: Jora Fogg, Roberta Lagomarsini, Chris Lizza

STAFF: Heidi Willson, planning commission clerk; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director

PUBLIC: Heidi Vetter, Chris Cloyd, Lydia March

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:02 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. CONSENT AGENDA ITEMS

A. Review and adopt minutes of March 20, 2025

Motion: Approve minutes as presented.

Motion Lagomarsini; Lizza second.

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

Motion Passes 3-0 with 2 absent.

4. SET JUNE MEETING DATE

- Sugimura provided an overview regarding the special June meeting. The Commission decided to hold the meeting on June 25 at 1:30 pm in the Bridgeport Chambers.

5. PUBLIC HEARING

A. No earlier than 9:00 am. UP 25-003 KURO LLC VHR – applicant has requested continuance to June. Applicant requests a vacation home rental in an existing condominium at The Edgewater Condos, which is located at 112 Knoll Avenue in June Lake (APN # 015-076-010-000). The 1.35-acre property has a Land Use Designation of Multi-Family Residential, High (MFR-H) and the project is subject to Chapter 26 of the Mono County General Plan. *Staff: Olya Egorov*

- **Public hearing opened at 9:13 am.**
- **No public comment**

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

- **Public hearing continued until June 25, 2025, at 9 am.**

Motion: Continue UP 25-003 Kuro LLV VHR per the request of the applicant.

Motion Lagomarsini; Second Fogg.

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

Motion Passes 3-0 with 2 absent.

6. WORKSHOP:

A. General Plan Amendment on short-term and transient rental policies and regulations. Staff:

Aaron Washco.

- Washco gave a presentation on the proposed changes to the short-term and transient rental policies and regulations and answered questions from the Commission.
- Public comment from Heidi Vetter, Lynda March, Chris Cloyd with concerns to the outreach effort regarding the policy changes, 2 permit process, economic impact for June Lake, no balance between STR's and work force housing, the previous June Lake STR policy worked.
- Commissioner Lagomarsini requested a tour of June Lake area to better understand neighborhoods and impacts.
- Sugimura stated that the Planning department would poll the Commission to schedule a June Lake Tour.
- Commissioner Fogg suggested a ministerial permit for condos instead of a use permit.

B. Industrial Hemp Cultivation. Staff: Brent Calloway

- Calloway provided a presentation on the Industrial Hemp Cultivation and answered questions from the Commission.

7. REPORTS

A. Director

- Sugimura provided a written report and answered questions from the Commissioners.

B. Commissioners

- No Commissioners reports provided.

8. ADJOURN at to scheduled Special Meeting on June 25, 2025, at 1:30 pm.