

Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
<https://youtu.be/HHeyZz28Tq4>

Chairperson Tefft recused himself due to living in the 500 feet proximity of the project. Vice-chairperson Luhr took over the public hearing.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Commissioner Ingraffia met with Mrs. Hough when he visited the site.

Commissioner Sadowski also met with Mrs. Hough.

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/HHeyZz28Tq4?t=23m8s>

John Hough, owner, presented the details to his project and thanked the staff for working with him to understand what the Planning Commission was looking for.

Betty Winholtz, Morro Bay resident, stated the home next door to the north was built as a duplex with two families, so in fact the Hough's proposed home would be the biggest home in the neighborhood. She noted the map showed by staff does not show the other completed homes on the Applicant's adjacent properties. Winholtz feels the owner piecemealed the property because he didn't come forward with a plan for the whole area. She disagrees with the City Council regarding reduction of bulk and scale.

Dorothy Cutter, Morro Bay resident, stated there was no master plan and feels there should've been because it falls under their subdivision code. Cutter noted if there was a master plan the home would have been more compatible to the neighborhood and instead is too large. The home is a three story home and is the largest in the neighborhood. Cutter would like to know if the lot is 6000 square feet, not counting the road, with the correct setbacks.

Tom Martin, architect, answered questions regarding the roof height and deck reduction.

John Hough, commented on Cutter's statement. Hough stated this was never a subdivision. Hough noted the land was purchased as three landlocked properties.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/HHeyZz28Tq4?t=36m59s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/HHeyZz28Tq4?t=45m36s>

Alair Hough, owner, clarified what the square footage was for 289, 281 and 279 Main Street. Hough stated she would like to screen the area near the parking lot and park so the neighbors would not have to see the house.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/HHeyZz28Tq4?t=47m24s>

MOTION: Commissioner Sadowski moved to approve PC Resolution PC 07-16 with the additional change to maintain the landscape. Commissioner Ingrassia seconded, and motion passes (4-0).

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/HHeyZz28Tq4?t=56m>

Commissioner Sadowski commented on a book presentation which was held at the Coalesce Book Store. Sadowski recommended the book to everyone who is concerned about the environment.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/HHeyZz28Tq4?t=57m32s>

Graham discussed the policy for cargo containers in Morro Bay with the Commissioners.

G. ADJOURNMENT

The meeting adjourned at 7:20 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on March 15, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary