



**AGENDA NO: B-1**

**MEETING DATE: JUNE 20, 2023**

**AGENDA CORRESPONDENCE  
RECEIVED BY THE PLANNING  
COMMISSION FOR PUBLIC REVIEW  
PRIOR TO THE MEETING**

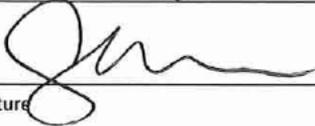
Date: June 17, 2023  
Subject: Case #: CDP23-06 (Proposed Property Development at 646 Sequoia)  
To: Nancy Hubbard, Community Development Department

I am responding to the notice about a project at 646 Sequoia Court. Please see my prior letters regarding my concerns about the change in percolation and water flow with the construction of homes on the hillside. I am concerned that a prior sink hole further compounds the water flow problems. The recent rains caused substantial damage to our property (over \$ 3,000 so far) due to the run-off as well as the damaged pipe that runs through our property via an easement. This pipe is part of the sink hole situation that happened previously and is still unrepaired.

While the rains last season were excessive, it is possible that the damage to the underground pipes in combination with normal rainfall may create substantial problems in the future if the situation is not addressed immediately.

Respectfully,

Robert Bodin

Received:
Date: <u>6/20/23</u>
Name: <u>Christina Azevedo</u> <small>Print Name</small>
Title: <u>Admin Tech.</u>
Signed: <u></u> <small>Signature</small>

RECEIVED

JUN 20 2023

City of Morro Bay  
Community Development Dept.

Date: April 23, 2022

Subject: Application #: MUP21-03 (Proposed Property Development at 646 Sequoia)

To: Nancy Hubbard, Community Development Department

I am responding to the notice about a project at 646 Sequoia Court. Please see my prior two letters regarding my concerns about the change in percolation and water flow. I am concerned that a prior sink hole further compounds the water flow and percolation issues.

Respectfully,

Robert Bodin

[REDACTED]  
[REDACTED]

RECEIVED

RECEIVED

MAR 21 2022

MAR 18 2022

Date: March 19, 2022

Subject: Application #: MUP21-04 (Proposed Property Development at 650 Sequoia)

City of Morro Bay  
Community Development Dept.

City of Morro Bay  
Community Development Dept.

To: Nancy Hubbard, Community Development Department

I am responding to the notice about a project at 650 Sequoia Court. I reviewed the plans at the building department. I am concerned about the change in percolation and water flow and could not find any mention of preparation to cope with water flow. In addition, I am concerned that a prior sink hole further compounds the water flow and percolation issues.

This issue of water flow and percolation has come up before in 2005 when the hillside went through a similar plan check for a proposed property development. I am attaching a copy of the letter I submitted in 2005 to the City Council regarding the first proposed property development for your reference. My concerns are the same as expressed in the letter attached.

Our property is located at [REDACTED]. Approximately a year ago a sink hole occurred (crumbled and could no longer hold the water) that was minimally repaired. On the easterly side of Sequoia Court in the area is a natural channel with a 36" C.M.P. drain that ease from a headwall under the street and west along the south side of our property to a turnout structure by our back fence. The pipe that failed attaches to a drain that is immediately under our property. The city crew came out and found that the pipe had rusted out on the bottom, and we were told by a city employee that it could happen anywhere along the line. We have had no further updates regarding the repair on the pipe.

I am concerned about the influx of water from storms and the run-off that will be created by water diverted on the hillside by this new property development and corresponding driveway. In addition, during construction of the property there will be significant large construction vehicles and equipment driving over the prior sink hole area.

I believe that the issue of water percolation needs to be carefully considered and addressed for the proposed property as well as consideration to future development on the hillside.

I attempted to find the minutes of the planning commission meeting that spoke to the 2005 building proposal by Dale Reddell but the Morro Bay website archives only allow information back to 2006.

I look forward to your reply and response to my concerns about the sink hole repair as well as the drainage issues that will occur with the proposed property development.

Respectfully,

Robert Bodin

[REDACTED]

Received:
Date: <u>3/21/22</u>
Name: <u>McKenna M.</u> Print Name
Title: _____
Signed: <u>[Signature]</u> Signature

Dear Ms. McCandliss and Planning Committee,

My name is Robert Bodin. My wife and I live at [REDACTED] in Morro Bay. My 38 year career was spent in the engineering division of Metropolitan Water District of Southern California. I have dealt with construction of large pipelines and treatment plants and am familiar with issues concerning water flow and drainage.

I am writing in regards to the proposed construction of building pads for four homes on Sequoia Street in Morro Bay. After observing the planning Commissions meeting on July 18, 2005 I have some concerns regarding the additional flow of water through the drains on my property and the connecting drains of the three other homes on Sequoia court.

Since we purchased the property in November of 2004 I have had an opportunity to look at the engineering plans for my storm drain junction and noted to the person at the counter that per my review of the plans and my visual inspection of the drain structure it appears the as built drawing on file does not match the full line construction of the existing profile structure. I was told that the city engineer would come to my property to inspect for this discrepancy.

I feel it is imperative the drain issue should be reviewed and resolved prior to approval of this proposed development on Sequoia.

At the planning meeting of July 18, 2005 a geologist report was referenced by the agent for Mr. Reddell. No clarification as to when in December of 2003 the report was dated. Was the report prior to or after the earthquake and if the report preceded the earthquake then a new one should be required.

Landslides on this hillside were also mentioned. If there were a landslide after the lots are developed wouldn't the city of Morro Bay have to clean Sequoia Street below the proposed private road leading to the new building sites?

I also have concerns about the effect of less percolation on this hillside after the paving of a road and home construction.

I would appreciate your consideration of the issues mentioned above factored into your decision making process for approval of the Sequoia Street project.

Sincerely,

Robert Bodin

Date  
of  
file  
8/28/2005

**From:** [homeralexander](#) [REDACTED]  
**To:** [PlanningCommission](#)  
**Subject:** Patel Family Homer-Item B-1  
**Date:** Monday, June 19, 2023 6:29:55 PM

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**CAUTION:** This is an external email. Please take care when clicking links or opening attachments.

Commissioners:

I am writing regarding item B-1 on your agenda tomorrow evening.

This a big house, but there are very good reasons why Mr. & Mrs. Patel designed it the way they did.

When I was growing up my parents expected that after I finished my education, I would get a job and move out of our family home. It's not that I didn't love my parents or they didn't love me, moving out was something that most us, if not all of us were expected to do.

Mr. & Mrs. Patel come from a culture that is the exact opposite. It is their tradition that multi-generational families live under the same roof. A tradition that has existed for centuries.

Over the twenty-plus years I have lived in Morro Bay there has been a group of folks that have been concerned about the size of new homes. Some of these individuals that have had these concerns are either single or married without children and live in an apartment, a secondary unit or a small house. There is enough living area in these smaller spaces for one or two people to comfortably move around, so I can appreciate why it is difficult for them to understand why the Patel Family needs this much space.

If you think about it, the Patel's are designing a home that basically has the same amount of space for each member of their extended family as the single individual living in 600 to 700 square feet.

I hope that you approve the Patel's new home without adding any additional conditions other than what the staff has already included.

Thank You

Homer Alexander

June 19, 2023

Dear Planning Commissioners,

We are writing regarding the project proposed by Mr. Patel located at 646 Sequoia Court, Morro Bay.

We know Mr. and Mrs. Patel and are very pleased that they can make the dream of a multi-generational home come true.

First, a little bit about why this is so important. While most Americans call their spouse's family the "In-Laws" or in some cases, "The Out-Laws" in many cultures including the Middle East, and the Far East either of those terms is considered blasphemy. In fact, when you marry your spouse, it is an insult to them and their family if you do not immediately call their parents Mom and Dad in the native language. Additionally, it is expected that at some point in the marriage, the parents of the eldest son will live with him and his family to help them care for their children. When those same family members are elderly and need support, the younger generations will be there for them without fail. This is how life has been for centuries and how it will continue to be. We know from experience because our family too is comprised of a multi-generational immigration experience.

Supporting this project is not out of line with other homes in the neighborhood on Sequoia Court. In fact, it is not out of line with normal family homes when you consider the per-square-foot occupancy per dwelling. Our own home is an example. Located on a 7,500 square foot lot, our 3,000 sq. feet home has provided a place to live for a family of 5. The Patel family will consist of approximately 8 members which means that their plans call for an additional 1,900 square feet of living space. What is important to note is that the additional 1,900 square feet will be placed on a **24,723** square foot lot, which is MORE THAN 3 times the size of our lot. If our home - and other neighborhood homes that are much larger than ours on the same size lot- were not considered out of scale or "too many square feet" during the planning approval process, then Mr. and Mrs. Patel's project should be supported too.

In closing, we are in full support of the project that Mr. and Mrs. Patel are proposing. We would like you to strongly consider our support at your meeting on 06/20/2023 and we encourage your support of the project as well. We know that our community is rewarded by cultural diversity and cultural understanding, and the Patel family and their project are a true example of such diversity and inclusion.

We wish you and productive and good meeting.

Sincerest Regards,



Mr. Mehmet John Solu\* and Joan Solu\*\*  
Residents, Morro Bay

\*John is a former City of Morro Bay Planning Commissioner

\*\*Joan is a former City of Morro Bay TBID Chair & Board Member, Chair of the Recreation and Parks Committee, and Citizen of the Year

**From:** [Rigmor Samuelsen](#)  
**To:** [PlanningCommission](#)  
**Subject:** Sequia Court Property.  
**Date:** Monday, June 19, 2023 1:58:55 PM

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**CAUTION:** This is an external email. Please take care when clicking links or opening attachments.

Hope you allow this amazing home to be built . This is a perfect area for a large home.  
RIGMOR

**From:** [Susan Stewart](#)  
**To:** [PlanningCommission](#)  
**Cc:** [Nancy Hubbard](#)  
**Subject:** Agenda Item B-1, 6/20/2023  
**Date:** Monday, June 19, 2023 9:25:56 AM

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Morro Bay Planning Commission:

I am writing in support of Amit and Vina Patel's project at 646 Sequoia Court. While it is a large home, it is consistent with homes in the immediate neighborhood, and it exceeds standards for set backs and lot coverage in the R-L zone. The Patels are building their home for their own multi-generational family, not as a spec house, but as a "forever home" and an investment in the future of their family.

The Patel project is beautifully and thoughtfully designed to embrace the landscape and be consistent with the surrounding homes. The applicant has talked to his neighbors, and reports that they are very supportive of his project and design choices.

I respectfully urge you to approve this project and allow the owners to build their dream home.

All the best,

Susan Stewart  
Business Owner, Morro Bay

**From:** [WILLIAM BOWES](#)  
**To:** [Nancy Hubbard](#)  
**Cc:** [PlanningCommission](#)  
**Subject:** Our full support for CUP 23-06 at 646 Sequoia Court  
**Date:** Friday, June 16, 2023 3:15:08 PM

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**CAUTION:** This is an external email. Please take care when clicking links or opening attachments.

Morro Bay Planning Commission:

I am writing this email to provide my full support for project CUP 23-06, a home that is proposed to be built at 646 Sequoia Court, Morro Bay. My wife and I have lived at [REDACTED] Sequoia Court since July 2003, and we, as well as the other residents on Sequoia Court with whom we have spoken, support the home that Amit Patel has proposed to be built. It will be a beautiful addition to our small neighborhood.

Our home is directly across the street from this location, [REDACTED] Sequoia Court. Our home is 4663 sq ft, which includes the 985 sq ft addition which we built in 2005. So the home that Mr. Patel has proposed is only slightly larger than ours.

I believe that this project will bring numerous benefits to our area, including safety. During the heavy rains this past winter small landslides occurred on the lower part of this property. The proposed construction with the proposed foundation and retaining walls will make the land on which this home is to be built significantly more stable and secure from the potential of future landslides.

I wholeheartedly endorse the proposed new house project in our neighborhood, and we request that you consider our support and take it into account during your deliberations on this matter. If there are any public hearings or meetings where community input is welcomed, we would appreciate being informed so that we can express our support in person.

Thank you for your time, attention, and dedication to serving our community. We trust in your wisdom and vision to make the right decision for this neighborhood and the city of Morro Bay.

Very best regards,

Bill and Dee Bowes