

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

August 6, 2019

Presiding Judge Ginger Garrett
Superior Court of California
1035 Palm St. Room 355
San Luis Obispo, CA. 93408-1000

*Reviewed
8/19/19
A.J.E. [Signature]*

Dear Judge Garrett,

The City of Morro Bay Community Development Department has reviewed the 2018-2019 San Luis Obispo County Grand Jury Report Titled "Affordable Housing' An Urgent Problem for our Community," and has prepared the following response to items F6, F7, R1, R2, R4, R5, and R6:

Findings

F6. Most of the required annual housing element updates are difficult to access by the public.

City Response: City disagrees with this finding. The City's housing element can be found on the City's website by simply typing "Housing Element" into the search window on the front page of the City's Website, which will bring up the page where the Housing Element is located (See following link) :

<http://www.morrobayca.gov/DocumentCenter/View/7710/Housing-Element-2014-2019--Final-Council-Adopted?bidId=>

F7. The length and cost of the building permitting process is a major barrier to the construction of all housing, especially low income housing.

City Response: Respondent agrees with finding

Recommendations

R1. Reassess and improve processes to fast-track building and planning permit approvals within 12-months from the date of application. This should be implemented within FY 2019-2020.

City Response: The recommendation requires further analysis. The City recently (August 2018) implemented a new project tracking system (Cityworks), which has served to streamline how applications are processed in the City. As the City becomes more proficient with the software application, processing times are expected to be reduced even further.

The City has also initiated a comprehensive update to its General Plan and Local Coastal Program and zoning code, as the current versions of these documents are old, outdated and

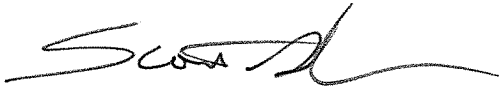
Timeframe for completion of the General Plan/Local Coastal Program update is 2020, with unknown timeframe for Coastal Commission certification. Housing element certification is anticipated in 2021.

R6. The cities and County should detail their specific plans to engage the public in the formulation of the 2020 – 2028 Housing Plan Update.

City response: The recommendation has not yet been implemented but will be implemented in the future. An outreach plan, including a minimum of two public workshops is a requirement of the recently released RFP (bid period closes August 21, 2019).

Development of the workshop and outreach strategy will take place once a consultant is chosen and the contract is awarded, likely in Fall of 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Scot Graham', with a long horizontal flourish extending to the right.

Scot Graham
Community Development Director
City of Morro Bay