



City of San Diego

Community Orientation Workshop

Code Enforcement in San Diego

**Development Services Department
Code Enforcement Section**

May 18, 2013



Development Services Department

- **Annual Department Budget of approximately \$68M**
- **597 Full Time Equivalent positions**
- **4 Divisions**
 - **Advanced Planning & Engineering**
 - **Long Range Planning, Current Planning, Discretionary Engineering**
 - **Building Construction & Safety**
 - **Building Plan Check, Ministerial Engineering, Inspection**
 - **Economic Development & Project Mgmt**
 - **Economic Development, Facilities Financing, Project Management**
 - **Permit Issuance & Code Enforcement**
 - **Submittal/Permit Issuance, Code Enforcement, Local Enforcement Agency**



PI & CE Division of Development Services

Code Enforcement Section

- **54 FTE including Management and Support Staff**
- **2 Field Teams with 34 Field Inspectors**
 - **Building and Housing Code Enforcement**
 - **Land Development and Zoning Enforcement**
- **Solid Waste Local Enforcement Agency**
 - **Annual Agency Budget of \$851K**
 - **7 FTE including Program Manager**
 - **Enforces Federal and State laws and regulations concerning safe and proper handling of solid waste**



Enforcement Priorities

•Restoration of Suspended Enforcement Activities

•Effective January 1st 2013

•Garages used for storage (Multi Dwelling Units zones)

•Lighting

•Noise disturbing two or more households

•Unpermitted accessory structures

•Over-height fences

•Outdoor merchandise displays

•Garage sales

•Removal of required landscaping

•RV, boat, and car parking on lawns (May 1st, 2013)



Enforcement Priorities

- **Priority I**
 - **Imminent Health and Safety Hazards**
 - Unsecured pools
 - Exposed electrical wires
 - Unstable structures
 - **Environmental Protection**
 - Grading of environmental resources
 - Demolition of historic sites
- **Priority II**
 - **Serious Code Violations**
 - Substandard housing
 - Active unpermitted construction
 - Hazardous conditions
 - Inflammatory graffiti
 - Vacant and unsecured structures





Enforcement Priorities

- **Priority III**
 - **Significant Violations Adversely Impacting Quality Of Life**
 - **Garage conversions**
 - **Illegal dwelling units**
 - **Graffiti**
 - **Illegal uses**
 - **Noise disturbing two or more households**
 - **Existing unpermitted construction**
 - **Unpermitted accessory structures**
 - **Garage sales**
 - **Outdoor sales & display**



Enforcement Priorities

- **Low Priority**
 - **Minor violations with little safety threat**
 - **Elimination of off-street parking**
 - **Non-hazardous PROW and setback encroachments**
 - **Excessive storage**
 - **News-racks**
 - **Signs**
 - **Vehicle repair in residential areas**
 - **Over height fences**
 - **Lighting**
 - **Removal of required landscaping**
 - **RV, boat, and car parking on lawns**
 - **Temporarily Suspended Enforcement**
 - **Basketball hoops in PROW**
 - **Garages used for storage (single dwelling unit zones)**
 - **Noise disturbing a single household**
 - **Over-height satellite and radio antennae and flag poles**



Program Highlights

- **Database Conversion**
 - Converted M20 database into DSD's Project Tracking System
 - PTS provides data coordination between Permit and CE staff
 - Enhances investigation process
- **Abandoned Properties Program**
 - Expands VPP to include vacant lots and structures where nuisance exists and vacant structures in foreclosure process.
- **Foreclosure Registry Program**
 - Requires banks to register properties in foreclosure and pay fee
- **Proposed Reactivation of Code Enforcement Volunteers**
 - Community Planning Group based, trained by City staff
 - Eyes and ears of Code Enforcement Section
 - Some groups issue voluntary compliance letters



Program Highlights

- **Mobile Home Parks**
 - 41 Parks, 6584 lots
 - Inspect 20% per year under State of CA mandate
 - Respond to complaints from citizens
- **Unreinforced Masonry Structures**
 - Code requires seismic retrofit of older, unreinforced structures, initiated in 2008
 - 204 cases closed in compliance
 - 28 cases remain in enforcement process
- **Stormwater Pollution Prevention Plan**
 - City's Permit requires all property owners to comply with Stormwater BMP's
 - 126 Civil Penalty Notices issued in January 2011
 - 12 cases remain in permit process
- **Newsracks**
 - \$20 annual permit fee
 - In 2011, 2089 permits issued to 40 publishers

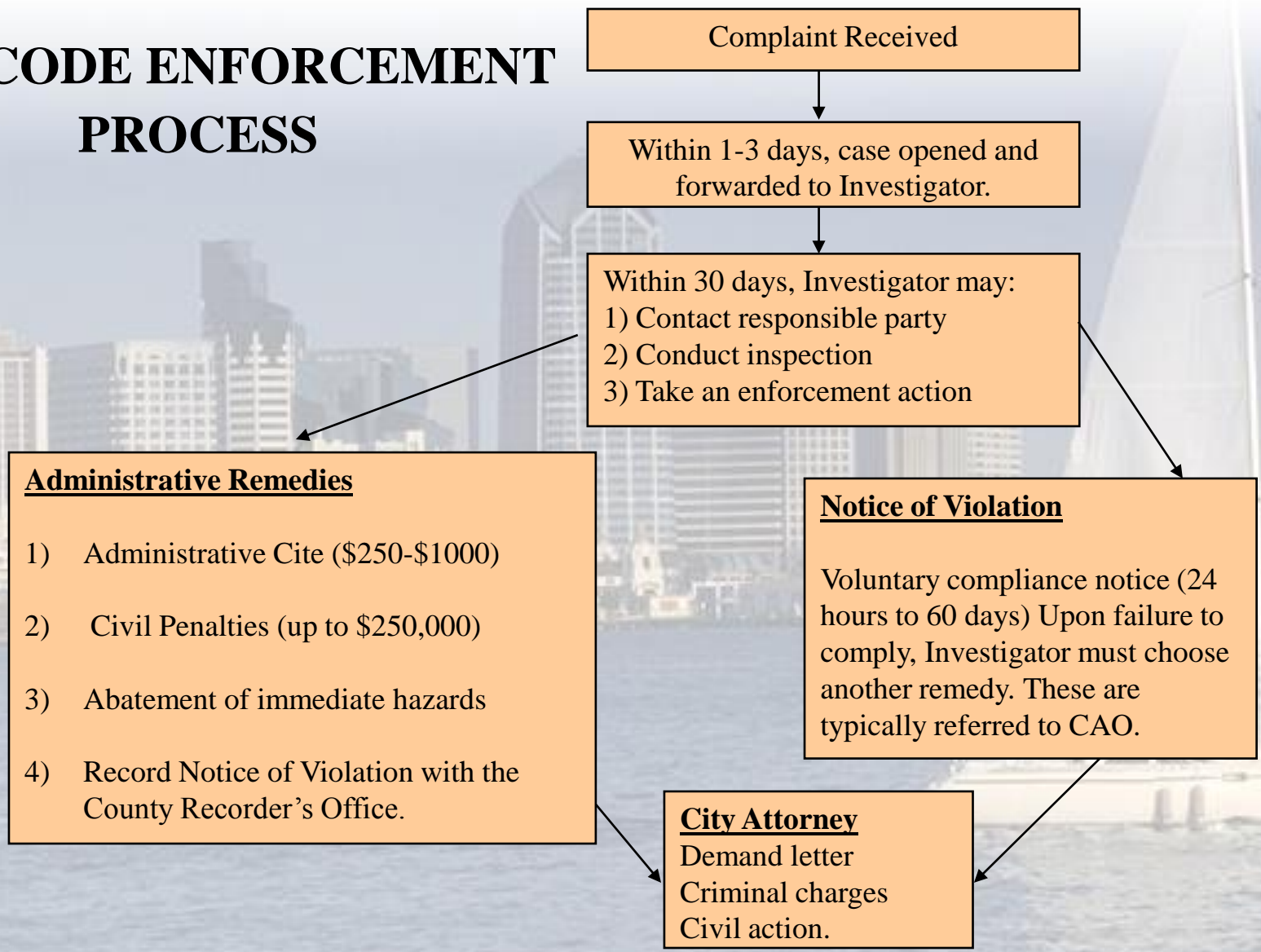


Statistics

- **Citywide (FY2011)**
 - **Cases Opened 3543**
- **Open cases include:**
 - **1585 Residential Building and Housing Code issues**
 - **1246 Zoning Code issues**
 - **99 Right-of-Way Encroachments**
 - **200 Sign cases**
 - **413 Noise cases**



THE CODE ENFORCEMENT PROCESS



Complaint Received

Within 1-3 days, case opened and forwarded to Investigator.

Within 30 days, Investigator may:
1) Contact responsible party
2) Conduct inspection
3) Take an enforcement action

Administrative Remedies

- 1) Administrative Cite (\$250-\$1000)
- 2) Civil Penalties (up to \$250,000)
- 3) Abatement of immediate hazards
- 4) Record Notice of Violation with the County Recorder's Office.

Notice of Violation

Voluntary compliance notice (24 hours to 60 days) Upon failure to comply, Investigator must choose another remedy. These are typically referred to CAO.

City Attorney
Demand letter
Criminal charges
Civil action.



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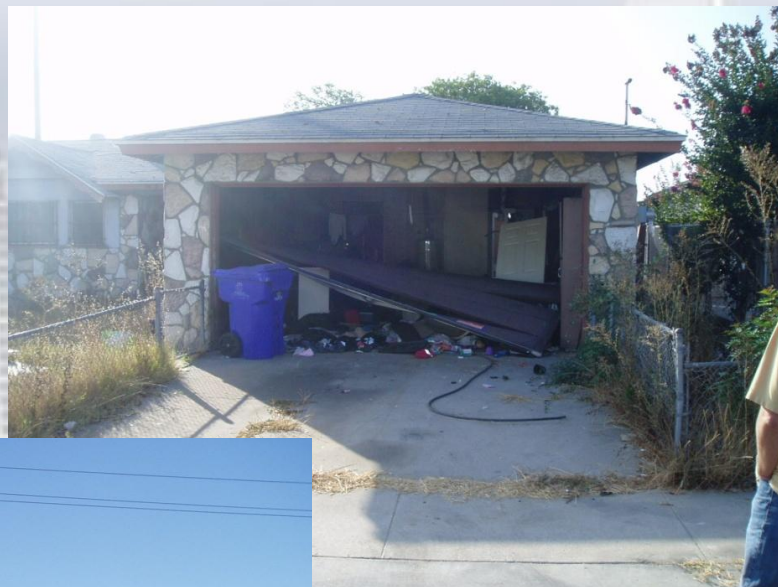
Code Enforcement Section Before and After





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Code Enforcement Section Before and After





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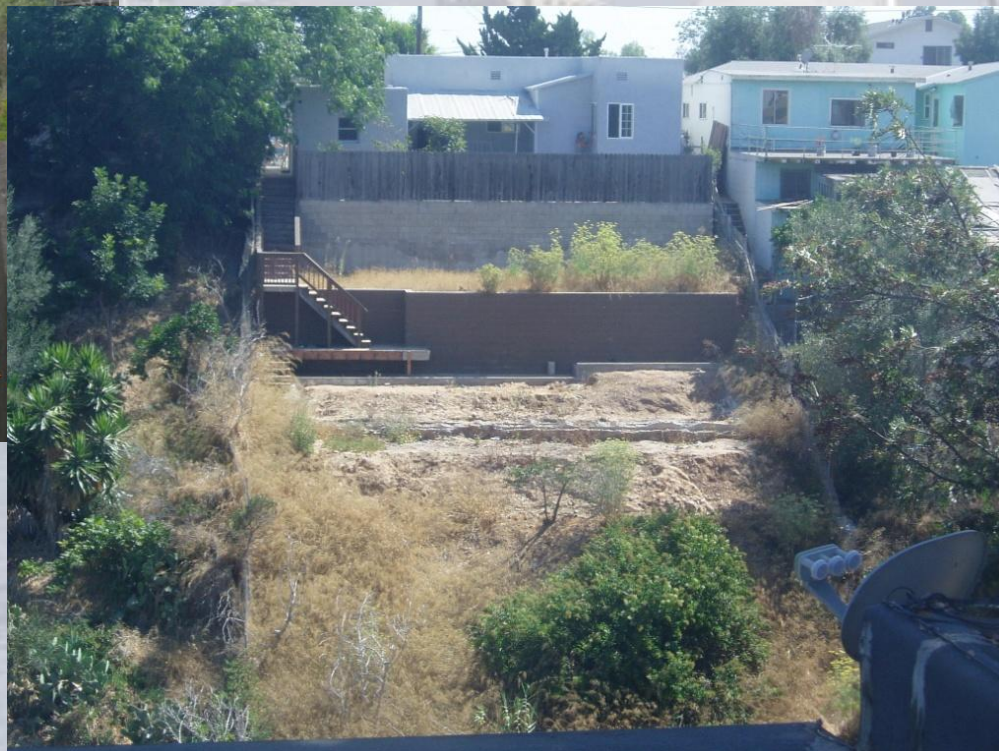
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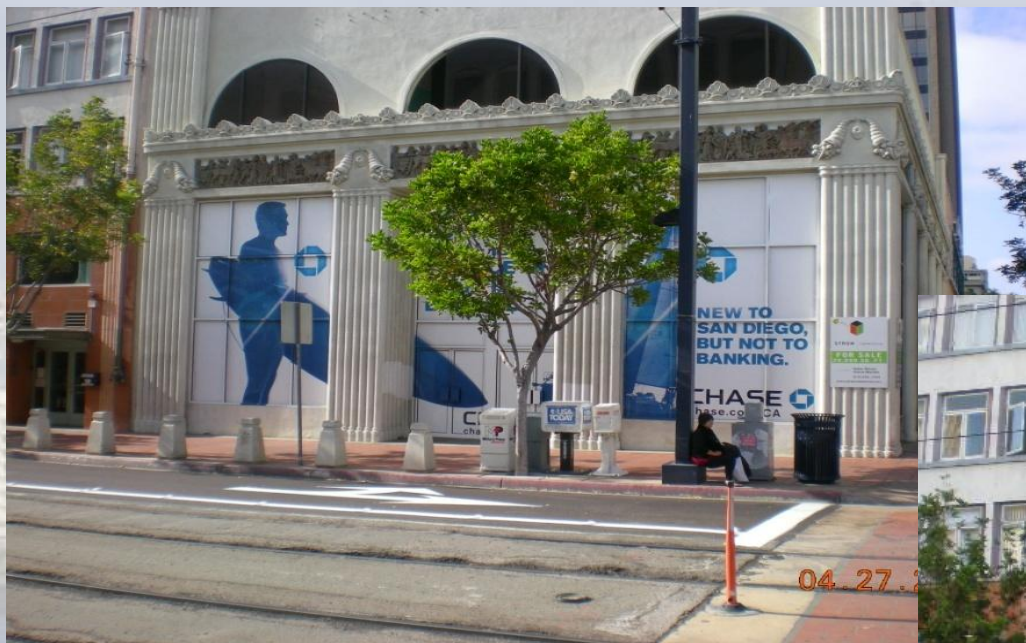




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Code Enforcement Section Before and After Photos





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Development Services Department

Code Enforcement Section

Questions?

Requests for Investigation: (619) 236-5500

<http://www.sandiego.gov/nccd/report/investigation.shtml>