City of San Diego

Code Enforcement Division

Development Services Department

May 16, 2015

Code Enforcement Division Staffing

- **63 FTE including Management and Support Staff**
- **Annual Budget of $7 million**
- **2 Field Teams with 37 Field Inspectors**
  - **Building and Housing Code Enforcement comprised of 14 Combination Inspectors**
  - **Land Development and Zoning Enforcement comprised of 17 Land Development Investigators and 6 Code Compliance Officers**

Local Enforcement Agency Staffing

- **Solid Waste Local Enforcement Agency**
  - **Annual Agency Budget of $755K**
  - **6 FTE including Program Manager, 4 Hazardous Materials Inspectors, 1 Clerical Assistant**
  - **Enforces Federal and State laws and regulations concerning safe and proper handling of solid waste**

FY 2015 Changes

- **Addition of 2 Program Managers to oversee the Land Development/Zoning and the Building/Housing Sections**
- **Addition of 1 Zoning Investigator to monitor PVPO properties**
- **Addition of 1 Zoning Investigator to provide enhanced citywide enforcement of residential rental properties**
- **Addition of 1 Combination Inspector for Storm Water enforcement**
- **Addition of 1 Code Compliance Officer and 1 WPO for Utility Undergrounding Enforcement**
- **Reduction of 1 Senior Zoning Investigator**

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**
    - **Abandoned properties**

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**
    - **Newsracks**
    - **Signs**
    - **Vehicle repair in residential areas**
    - **Overheight fences**
    - **Lighting**
    - **Removal of required landscaping**
    - **RV, boat, and car parking on lawns**
- **Temporarily Suspended Enforcement**
    - **Basketball hoops in PROW(contact Environmental Services)**
    - **Garages used for storage (single dwelling unit zones)**
    - **Noise disturbing a single household**
    - **Overheight satellite and radio antennae and flag poles**

Program Highlights

- **Abandoned Properties Program**
  - Expands VPP to include vacant lots and structures where nuisance exists and vacant structures in foreclosure process.
- **Property Value Protection Ordinance (PVPO)**
  - Requires banks to register properties in foreclosure and pay fee
  - Properties monitored to prevent blighted neighborhoods
- **Reactivation of Code Enforcement Volunteers**
  - Community Planning Group based, trained by City staff
  - Eyes and ears of Code Enforcement Division
  - Some groups issue voluntary compliance letters

Program Highlights

- **Mobile Home Parks**
  - **41 Parks, 6,584 lots**
  - **Inspect 20% per year under State of CA mandate**
  - **Respond to complaints from citizens**
- **Stormwater Pollution Prevention Plan**
  - **City's Permit requires all property owners to comply with Stormwater BMPs**
  - **As of December 2013, 306 properties cited**
  - **As of July 2014, 20 of those 306 cases remain unresolved**
- **Utilities Undergrounding**
  - **Coordinate enforcement and required compliance in conjunction with the Transportation and Stormwater Department's Utilities Undergrounding Program which is occurring City-wide.**

Statistics

- **City-wide (FY2014)**
  - **Cases Opened 6,140**
- **Cases opened in FY2014 include:**
  - **1,908 Zoning Code issues**
  - **1,871 Residential Building and Housing Code issues**
  - **162 Public Right-of-Way Encroachments**
  - **410 Sign cases**
  - **469 Noise cases**
  - **1320 Graffiti 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.

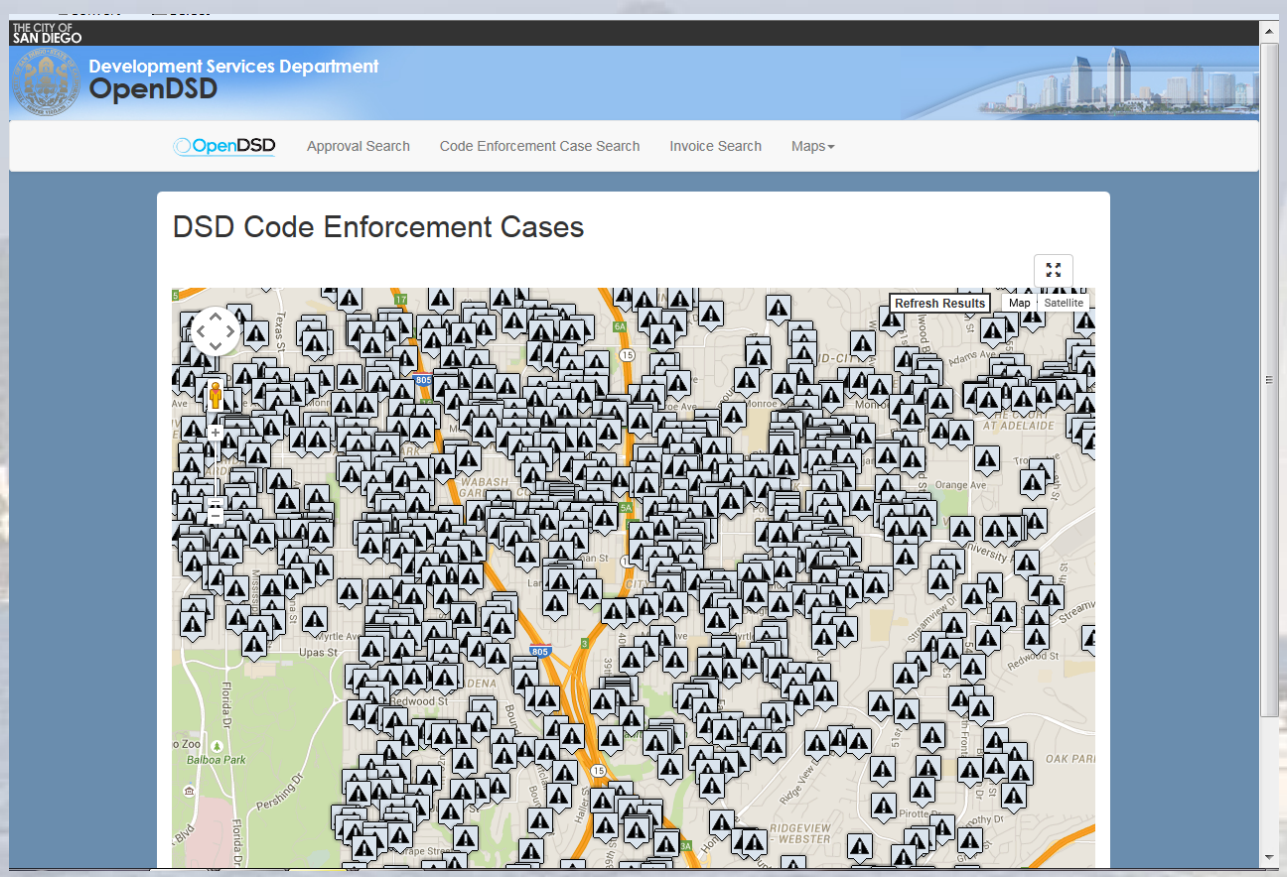
City Attorney' Office (CAO)
Demand letter Criminal charges Civil action.

Open DSD

http://www.sandiego.gov/development-services/opendsd/

Open DSD

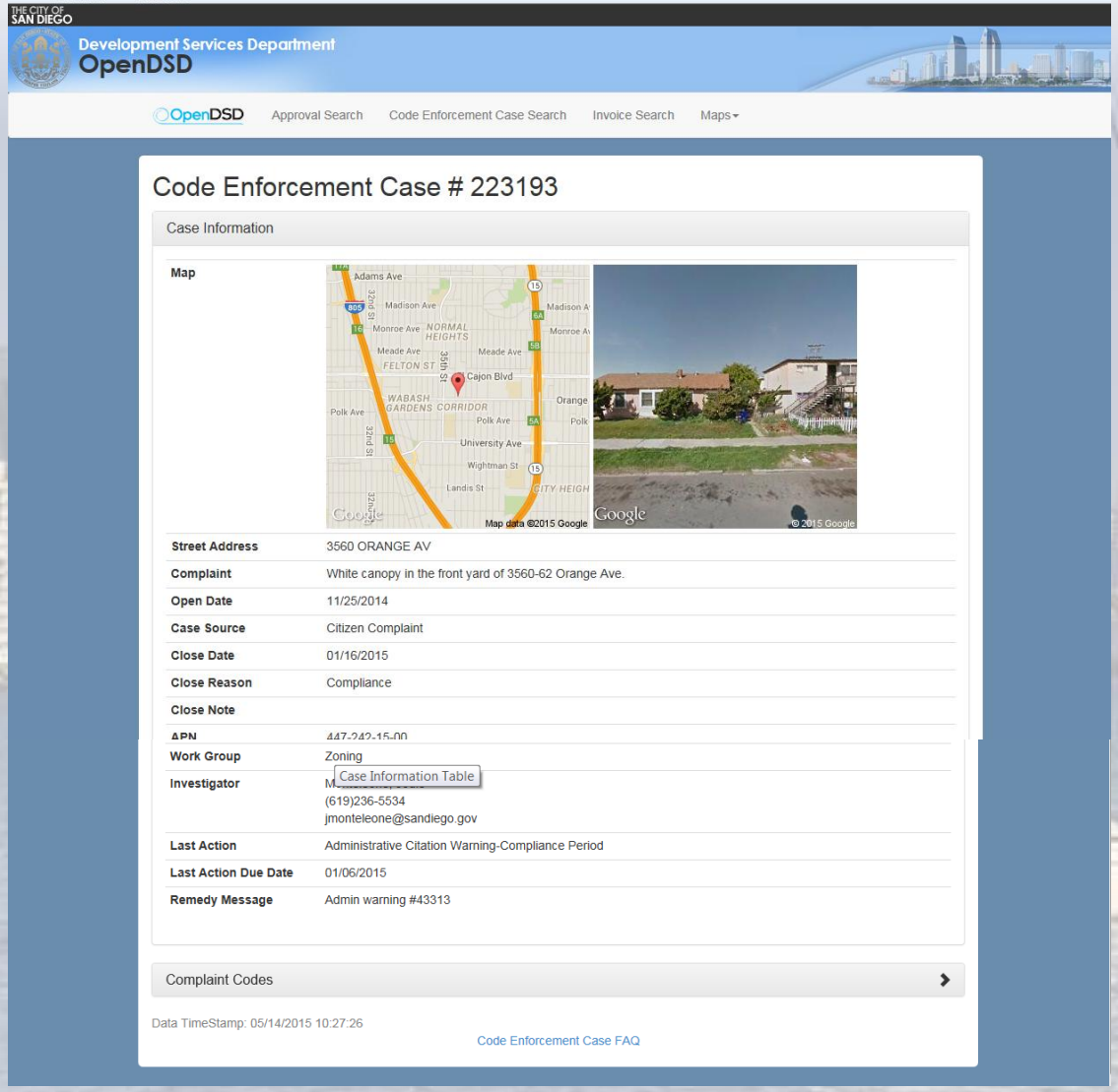
http://opendsd.sandiego.gov/web/Maps/CECase



Open DSD

Example:

Case information and status on Open DSD



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Before and After

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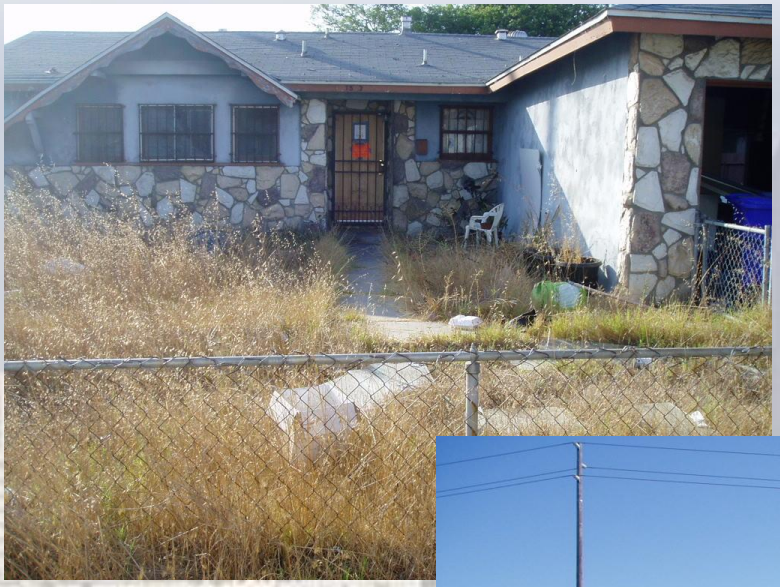

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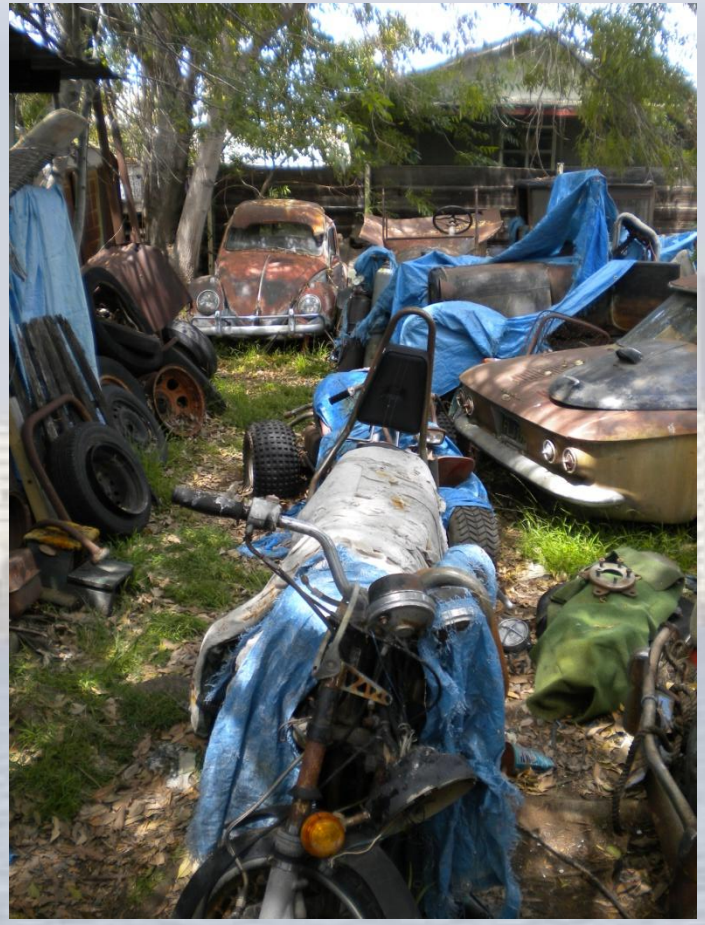

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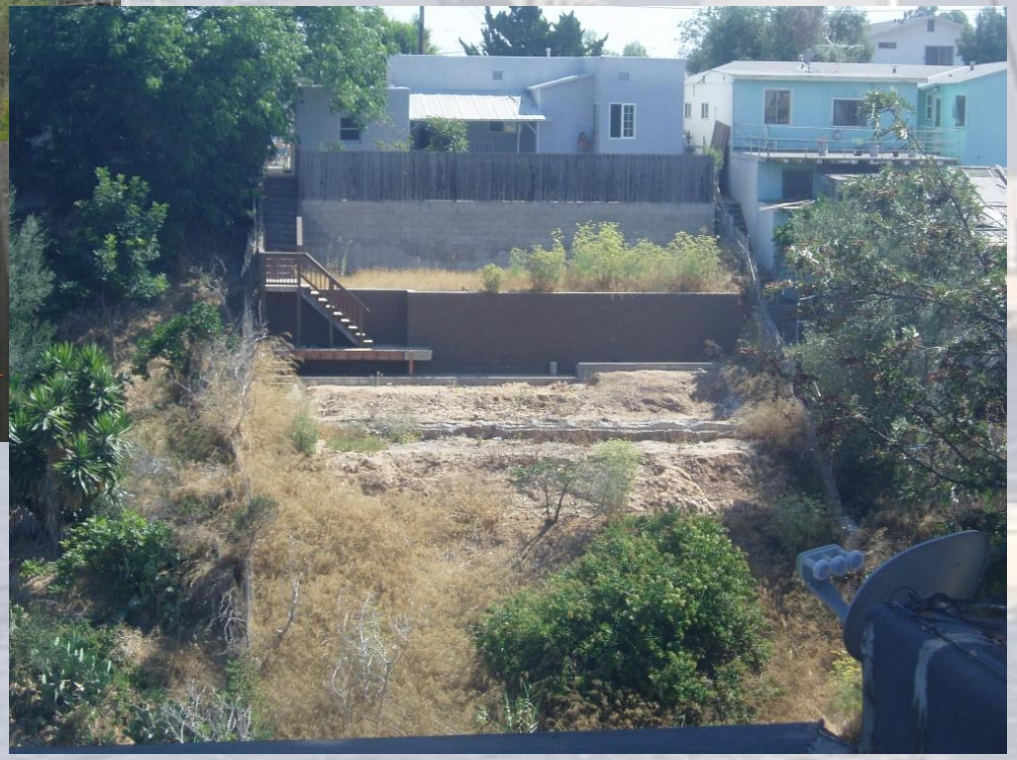

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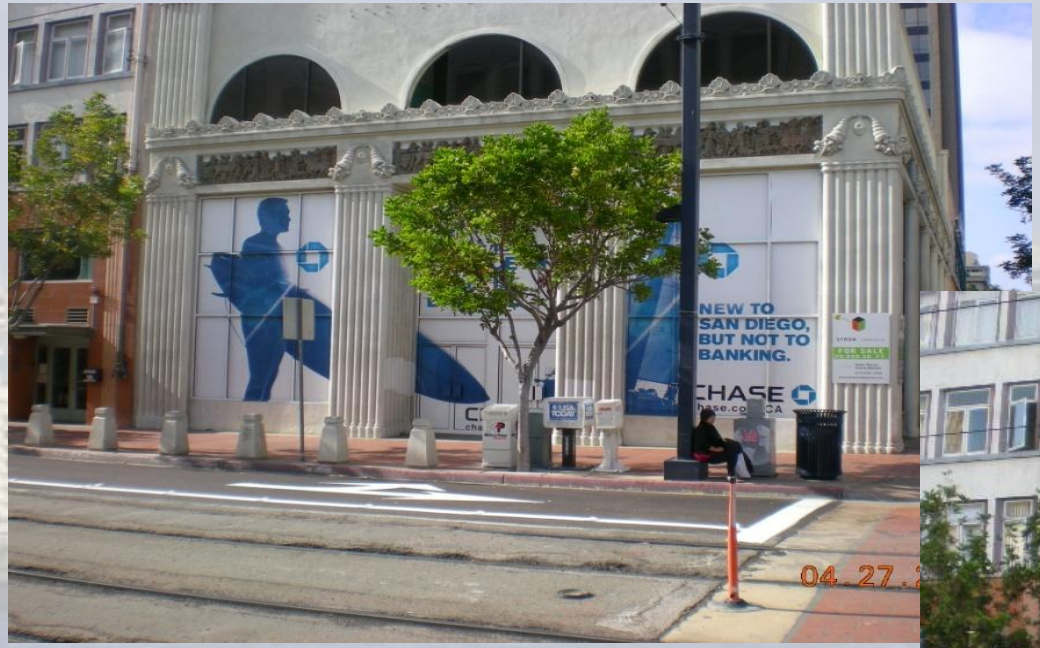
Code Enforcement Division Before and After Photos



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Questions?

Requests for Investigation: (619) 236-5500

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