



**City of San Diego**

# **Development Services Department Permit Issuance and Code Enforcement Division**

## **Code Enforcement Update**

**Community Orientation Workshop**

**January 29, 2013**



# **Development Services Department**

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



# **PI & CE Division of Development Services**

## **Division Organization: Permit Issuance Section**

- **52 FTE including Management and Support Staff**
- **Construction and Development Permit project processing**
  - **Setup**
  - **Plans processing**
  - **Plan pick-up**
  - **Permit issuance**
  - **Closeout**



# **PI & CE Division of Development Services**

## **Division Organization: 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 1<sup>st</sup> 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**



# 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
- **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**
- **Temporarily Suspended Enforcement**
  - **Basketball hoops in PROW**
  - **garages used for storage (single dwelling unit zones)**
  - **noise disturbing a single household**
  - **RV's and boats on private property**
  - **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.
  - Abandoned Properties Coordinator Joyce Parani (619) 533-6132
- **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

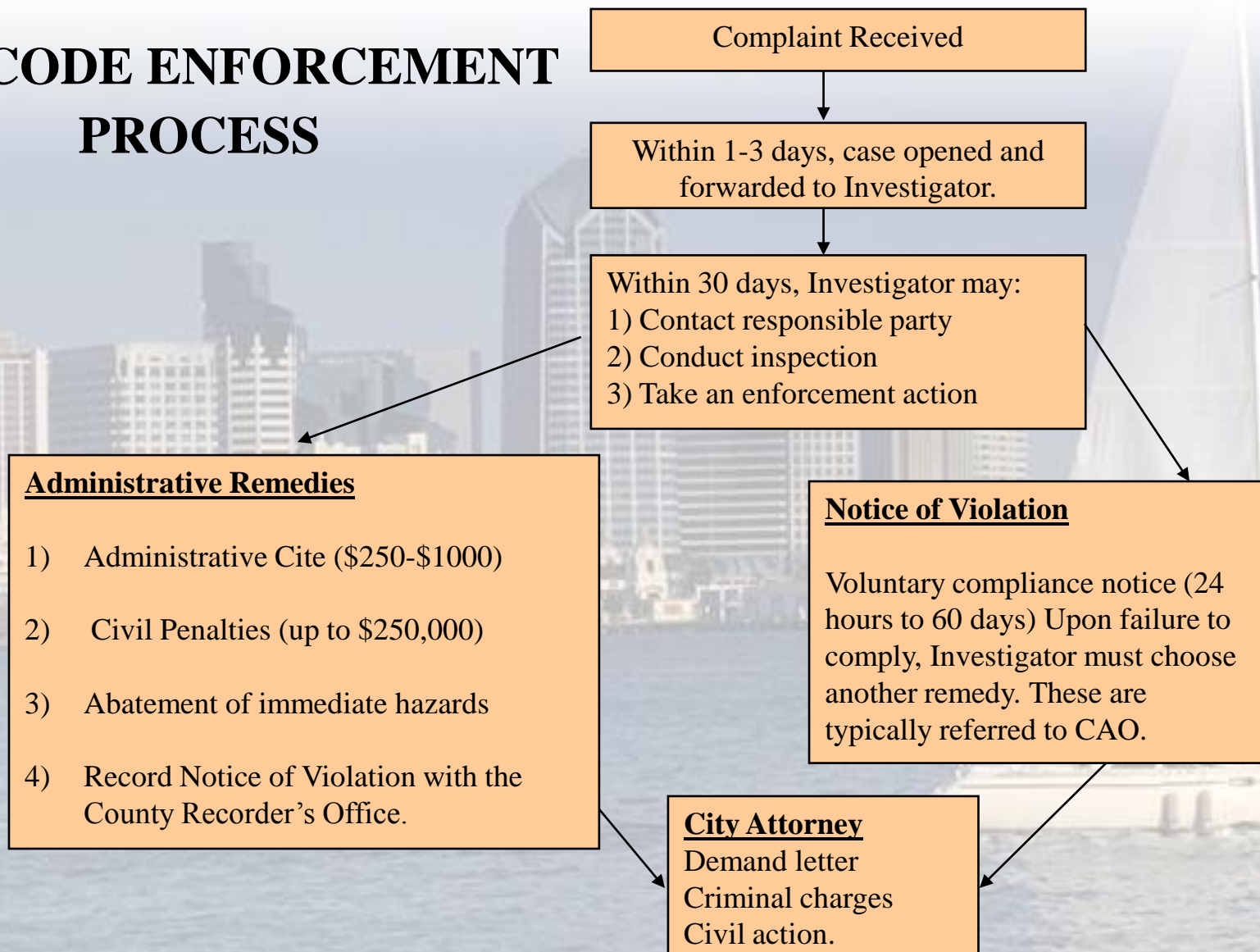


## FY11 Statistics

- **Citywide**
  - **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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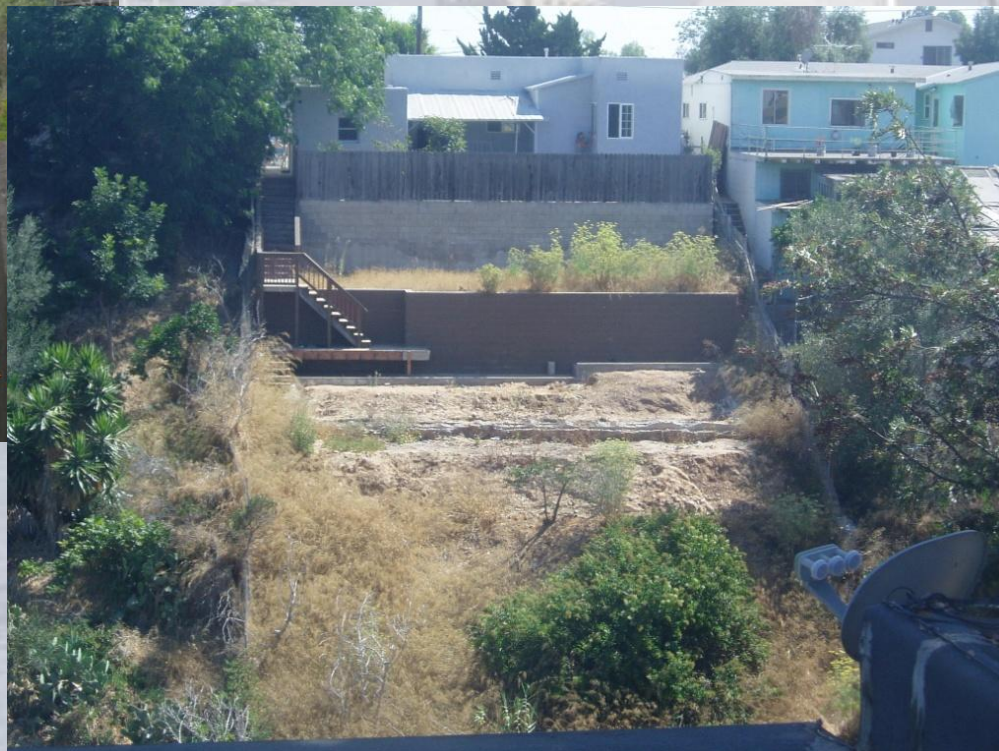
# Code Enforcement Section Before and After





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# Code Enforcement Section Before and After





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# Code Enforcement Section Before and After







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# Code Enforcement Section Before and After





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# Code Enforcement Section Before and After

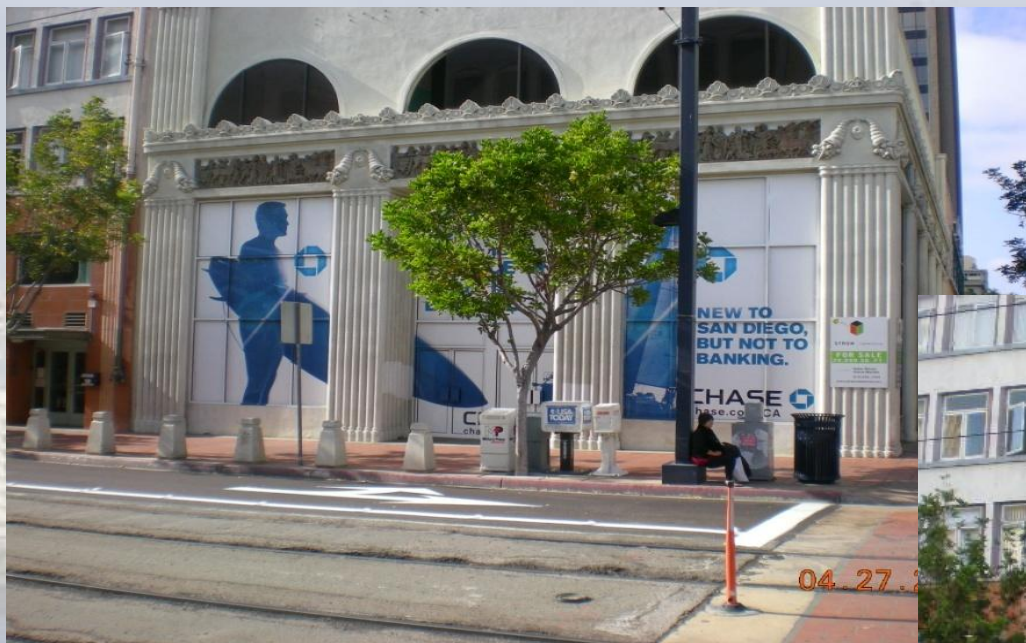




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# Code Enforcement Section Before and After Photos





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# **Development Services Department**

## **Permit Issuance and Code Enforcement Division**

### **Questions?**

**General Hotline: (619) 236-5500**

**Graffiti Hotline (619) 525-8522**