



City of San Diego

Community Orientation Workshop

**Development Services Department
Neighborhood Code Compliance Division**

Code Enforcement in San Diego



NCC Division of Development Services

Division Organization:

- **Annual Division Budget of approximately \$6M**
- **58 FTE including Management and Support Staff**
- **3 Field Sections**
 - **Building and Housing Code Enforcement**
 - **Land Development and Zoning Enforcement**
 - **Graffiti**
- **34 field inspectors assigned by Census Tract**
- **4 utility workers to remove graffiti from PROW**



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 three or more households , existing unpermitted construction,



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**
- **Temporarily Suspended Enforcement**
 - **Basketball hoops in PROW**
 - **garages used for storage**
 - **lighting**
 - **noise disturbing two or fewer households**
 - **unpermitted accessory structures and over-height fences (unless safety hazard)**
 - **outdoor merchandise displays and garage sales**
 - **RV's and boats on private property**
 - **Over-height satellite and radio antennae and flag poles**
 - **removal of required landscaping**



THE CODE ENFORCEMENT PROCESS

NCCD receives complaint via Intake Line (619) 236-5500

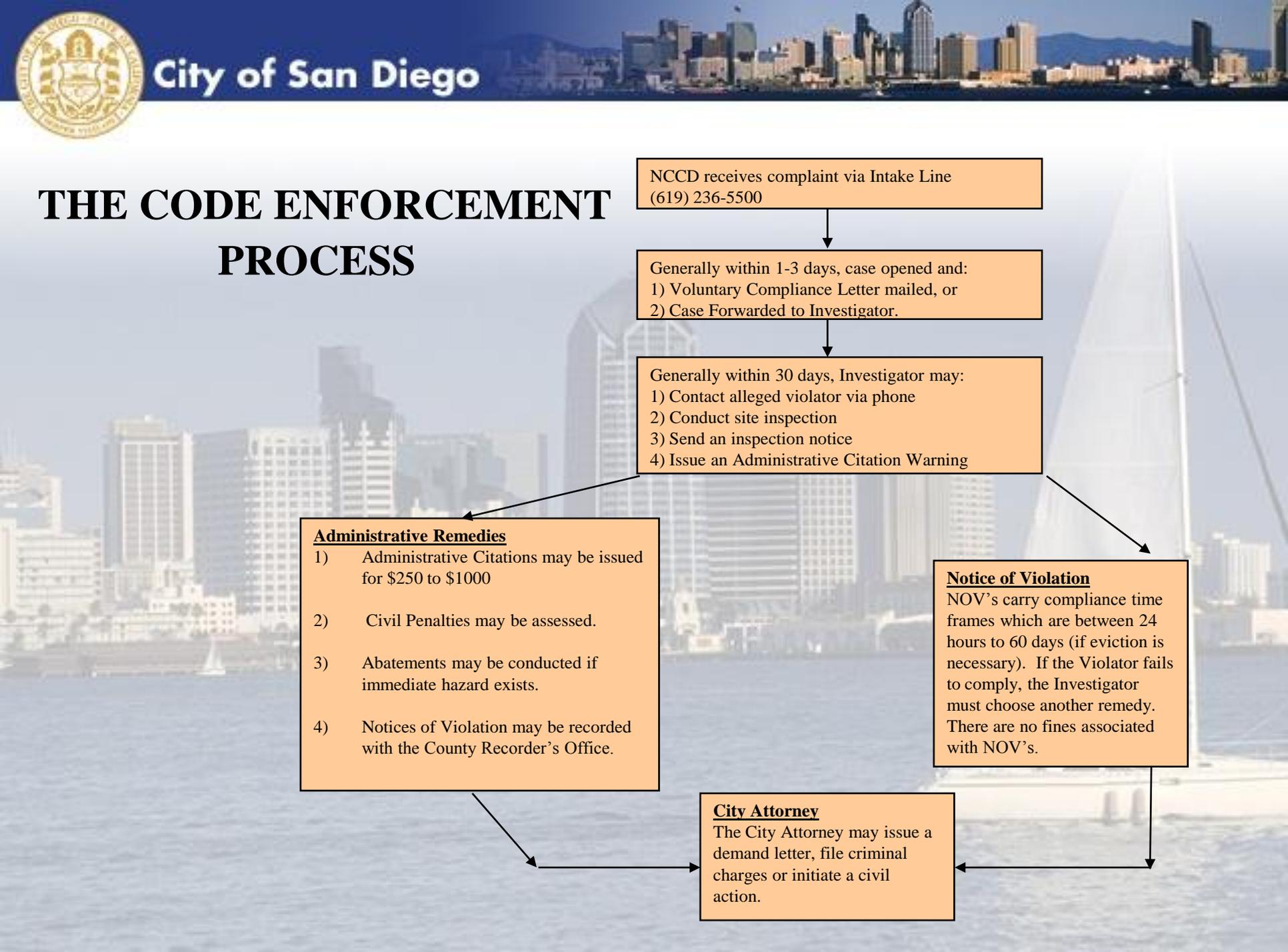
Generally within 1-3 days, case opened and:
1) Voluntary Compliance Letter mailed, or
2) Case Forwarded to Investigator.

Generally within 30 days, Investigator may:
1) Contact alleged violator via phone
2) Conduct site inspection
3) Send an inspection notice
4) Issue an Administrative Citation Warning

Administrative Remedies
1) Administrative Citations may be issued for \$250 to \$1000
2) Civil Penalties may be assessed.
3) Abatements may be conducted if immediate hazard exists.
4) Notices of Violation may be recorded with the County Recorder's Office.

Notice of Violation
NOV's carry compliance time frames which are between 24 hours to 60 days (if eviction is necessary). If the Violator fails to comply, the Investigator must choose another remedy. There are no fines associated with NOV's.

City Attorney
The City Attorney may issue a demand letter, file criminal charges or initiate a civil action.



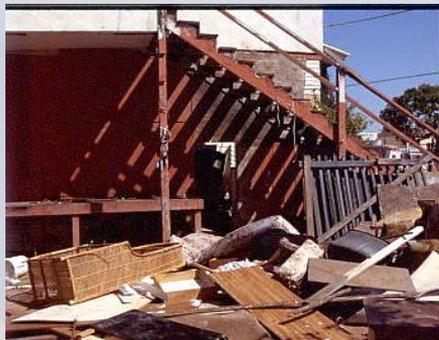


FY11 Statistics

- **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
- **Graffiti Service Requests:**
 - 6,579 incidents resolved by City crew City-wide
 - 14,267 incidents resolved by Urban Corps City-wide



Building and Housing Section Enforcement Responsibilities





City of San Diego



Building and Housing Section Before and After





City of San Diego

Building and Housing Section Before and After





City of San Diego

Building and Housing Section Before and After





City of San Diego

Building and Housing Section Before and After





City of San Diego

Land Development and Zoning Section Enforcement Responsibilities

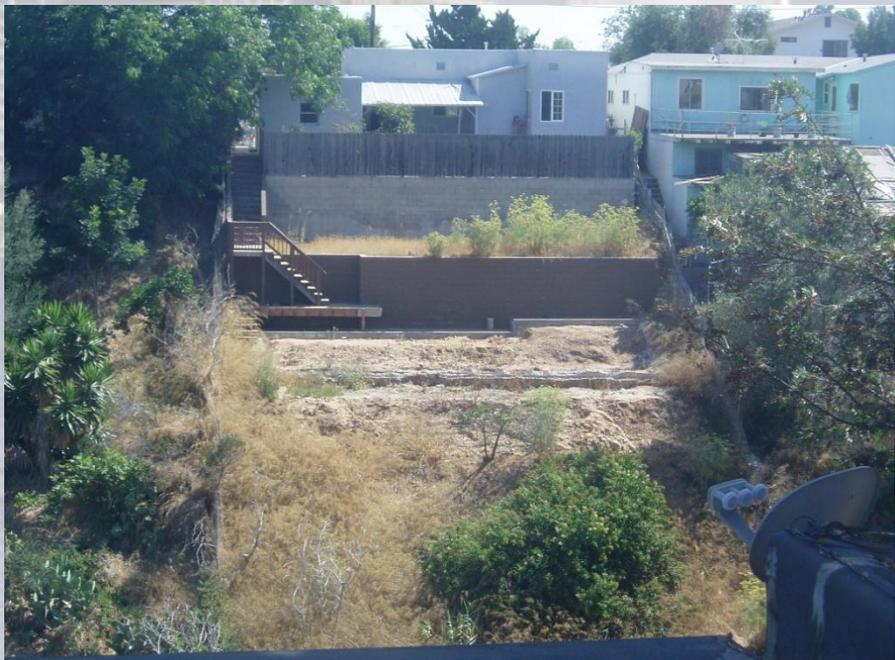




City of San Diego



Land Development and Zoning Section Before and After Photos





City of San Diego



Land Development and Zoning Section Before and After Photos





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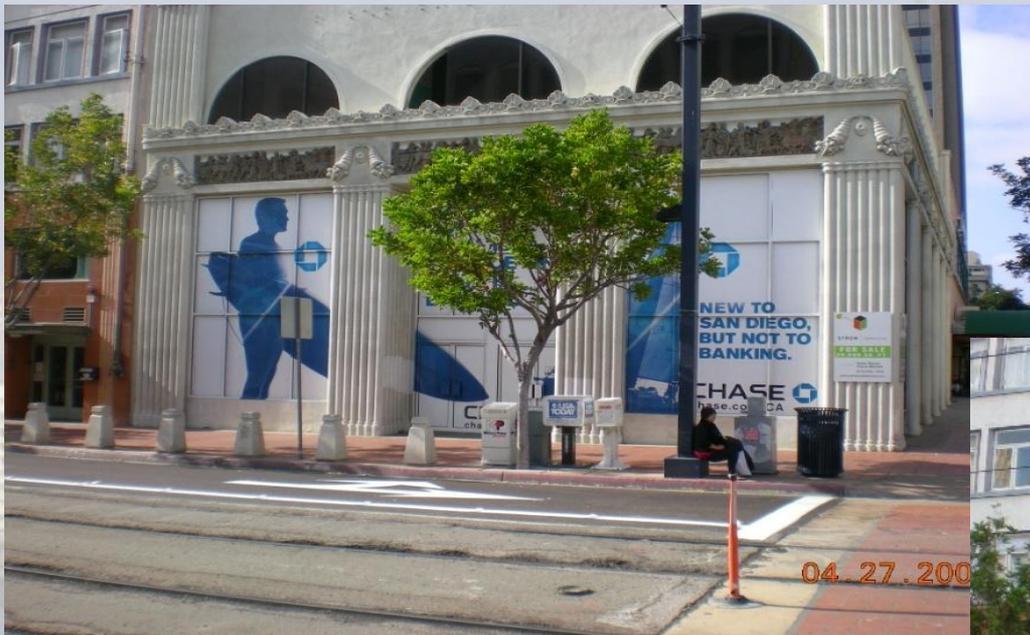




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Land Development and Zoning Section Before and After Photos

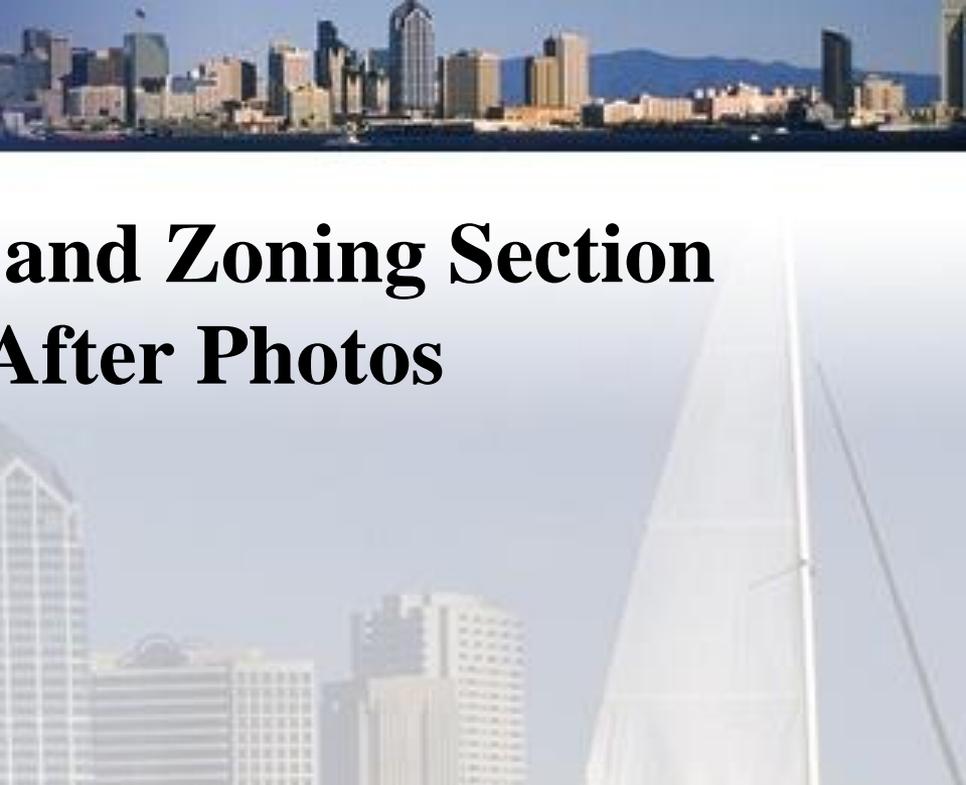




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Land Development and Zoning Section Before and After Photos





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Land Development and Zoning Section Before and After Photos





Graffiti Section Enforcement Responsibilities





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Development Services Department Neighborhood Code Compliance Division

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Questions?

General Hotline: (619) 236-5500

Graffiti Hotline (619) 525-8522