

Development Services Department

Code Enforcement Division

May 2018



Code Enforcement Division Staffing

- ❖ 69 FTE including Management and Support Staff
- ❖ Annual Budget of \$7.8 million
- ❖ 2 Field Teams with 40 Field Inspectors
 - Building Code Enforcement comprised of 17 Combination Inspectors
 - Zoning Enforcement comprised of 23 Zoning Investigators



Local Enforcement Agency Staffing

Solid Waste Local Enforcement Agency

- ❖ Annual Agency Budget of \$1M
- ❖ 6 FTE including Program Manager, 4 Hazardous Materials Inspectors, 1 Account Clerk
- ❖ Enforces Federal and State laws and regulations concerning safe and proper handling of solid waste



Enforcement Priorities

CED Priority Index

Priority I Cases

Imminent Health and Safety Hazards.

(Investigate within one (1) business day.)

- Dangerous/Unstable Structures
- Inadequate barriers for swimming pools/spas
- Leaking sewage
- Live, exposed electrical wires
- Uninhabitable living conditions

Priority II Cases

Significant Code Violations.

(Investigate within five (5) business days.)

- Abandoned Properties
- Disturbance of environmental resources
- Substandard housing conditions
- Unpermitted grading



Enforcement Priorities

CED Priority Index

Priority III Cases

*Other Code Violations
and/or Conditions
Adversely Impacting Quality
of Life.*

(Investigate as staffing allows.)

- Accessory structures
- Adult entertainment
- Billboards
- Building, electrical, plumbing and mechanical violations
- Disabled access
- Discretionary permit violations
- Elimination of off-street parking
- Excessive storage

- Fence/wall violations
- Food trucks
- Garages illegally converted to living space
- Garages used for storage
- Historic Sites
- Illegal dwelling units
- Illegal marijuana dispensaries
- Illegal uses
- Landscaping
- Mobilehome Park routine inspections
- Newsracks
- Outdoor merchandise displays
- Pushcarts
- PVPO (Property Value Protection Ordinance)
- Recreational vehicles/boats on private property
- Recycling facility
- Removal of required landscaping
- Residential care/rehab facilities

- Setback violations
- Short term vacation rental
- Sidewalk cafes
- Unpermitted businesses
- Unpermitted construction
- Unpermitted demolition
- Vehicle repair in residential areas



Enforcement Priorities

CED Priority Index

Alternative Compliance

Infraction-level cases are directed to Alternative Compliance, which helps to produce voluntary compliance. The following complaint types are included:

- Barking dogs
- Garage sales
- Lighting onto adjacent property
- Noise (mechanical, animal, other nuisance per parameters in SDMC)
- Parking in front yard
- Signs
- Street trees



Alternative Compliance

<https://www.sandiego.gov/ced/alternative-compliance>

The City of **SAN DIEGO** 58° SAN DIEGO WEATHER Search sandiego.gov

LEISURE Explore, Play + Events RESIDENT RESOURCES Pay Now, Parking + Help DOING BUSINESS Fix, Plan + Build LIBRARY Learn, Connect + Discover PUBLIC SAFETY Police, Fire + Lifeguards CITY HALL City Officials + Departments

Code Enforcement

Code Enforcement Home How To Report A Violation **Alternative Compliance** Building & Housing Zoning & Land Use Forms General Information

Alternative Compliance

The Code Enforcement Division (CED) responds swiftly to address serious private property violations. Cases that pose imminent health and safety hazards or constitute significant code violations are given the highest priority, since they have the highest potential result in significant harm to the community.

Examples include dangerous and unstable structures, leaking sewage, substandard housing conditions, uninhabitable living conditions, abandoned properties, unpermitted grading, and protection of environmental resources.

Infraction-level cases are directed to Alternative Compliance, which helps to produce voluntary compliance at the neighborhood level.

Complaints and concerns served by Alternative Compliance include barking dogs, parking in a front yard, garage sales, lighting, some kinds of noise, and street trees.

In terms of procedure, Alternative Compliance begins when a complaint is received. A case will be opened immediately, and after a brief initial review, correspondence begins. Staff provides structured information to the alleged violator and the complainant.

These matters are typically best addressed by discussion with neighbors, and the City-provided information helps to guide that approach. If needed, mediation can help resolve questions between neighbors. Community members interested in mediation can contact the National Conflict Resolution Center at 619-238-2400.

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COUNCIL DISTRICTS

- Council President Pro Tem Barbara Bry (District 1)
- Councilmember Lorie Zapf (District 2)
- Councilmember Chris Ward (District 3)
- Council President Myrtle Cole (District 4)
- Councilmember Mark Kersy (District 5)
- Councilmember Chris Cate (District 6)
- Councilmember Scott Sherman (District 7)
- Councilmember David Alvarez (District 8)
- Councilmember Georgette Gómez (District 9)

CITY OFFICIALS & INDEPENDENT OFFICES

- Office of Mayor Kevin L. Faulconer
- City Attorney Mara W. Elliott
- Ethics Commission
- Office of the City Auditor
- Office of the City Clerk
- Office of the City Treasurer
- Office of the Independent Budget Analyst
- Personnel Department
- San Diego City Employees' Retirement System

GOVERNMENT AGENCIES

- County of San Diego
- State of California
- Federal Government

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Statistics

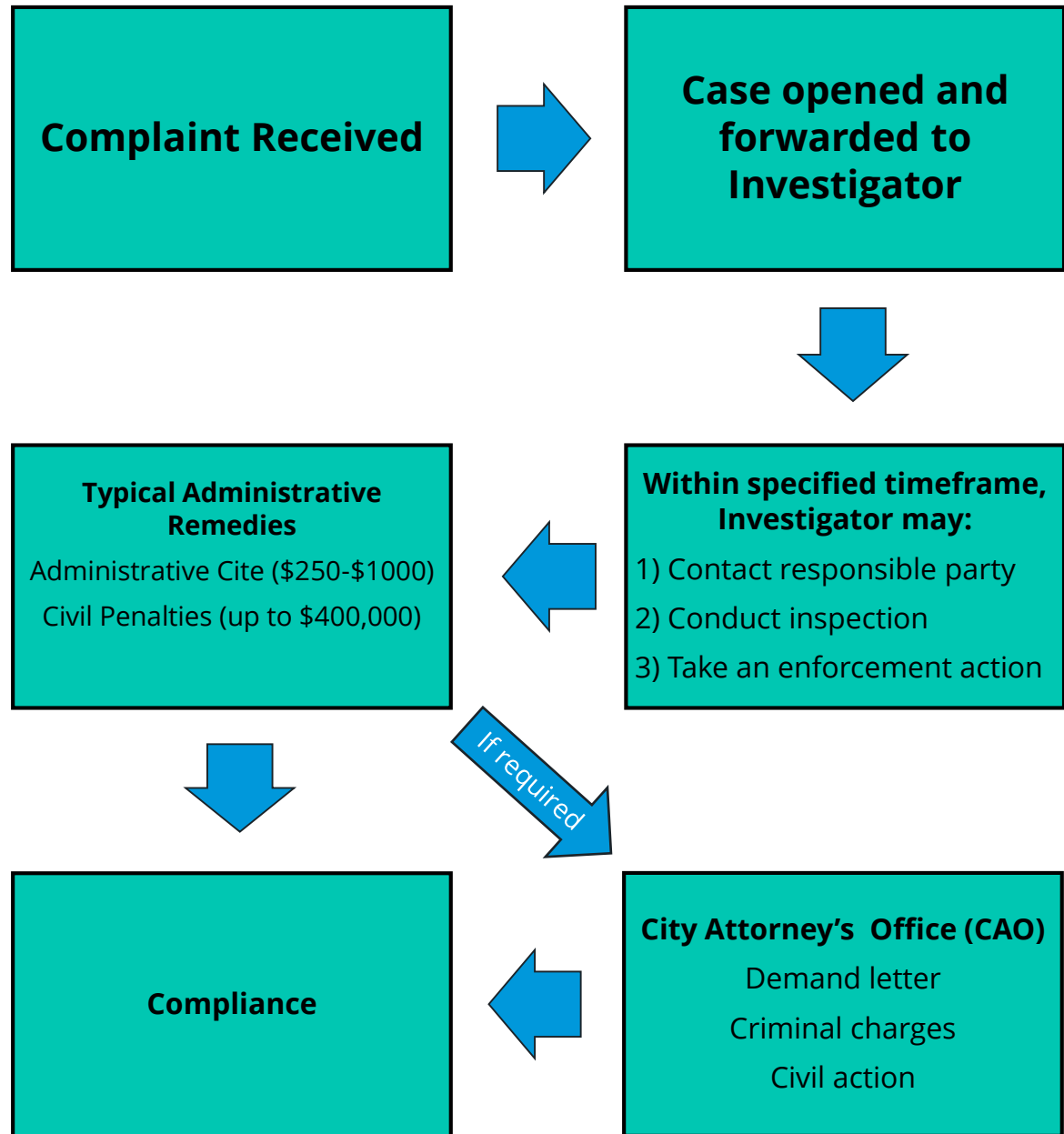
❖ City-wide FY 2017

5,528 Complaint Cases Opened

❖ Cases opened in FY 2017 include:

2,825 Zoning code issues
2,306 Building code issues
397 Other issues

THE CODE ENFORCEMENT PROCESS





OpenDSD

<https://www.sandiego.gov/development-services/opendsd>

The screenshot shows the OpenDSD web application interface. At the top, there is a blue header with the City of San Diego logo, weather information (62°), and a search bar. Below the header is a navigation menu with categories like LEISURE, RESIDENT RESOURCES, DOING BUSINESS, LIBRARY, PUBLIC SAFETY, and CITY HALL. The main content area features a large banner for "Development Services" with a sub-menu including "OpenDSD", "Construction Industry", "Business Owners", "Home Owners", "Development Process Step-by-Step", "Zoning", "News & Updates", and "Contact Us". The "OpenDSD" section is highlighted, showing a list of services: "Apply for a Permit", "Pay or Find an Invoice", "Schedule an Inspection", "View Code Enforcement Cases", "Search for Project Information", "Request for Building Records", and "View Zoning Information". A sidebar on the right provides additional links for "OpenDSD Home" and "Permit Activity Reports", and a "Need help with OpenDSD?" section with an email contact: OpenDSDHelp@sandiego.gov.



OpenDSD

The City of **SAN DIEGO** **OpenDSD**
Development Services Department

Home Search + New

[Announcements](#) [Register for an Account](#) [Login](#)

Click [here](#) to access the Code Enforcement Staff Directory, or [here](#) to initiate an Investigation.

Home DSD Permits **DSD Code Enforcement**

Search Applications

Code Enforcement Records

Enter information below to search for records.

- Record Information
- Site Address
- Parcel Number

Select the search type from the drop-down list.

Note: For Record Number, Code Enforcement record numbers are of the form CE-NNNNNN (e.g. CE-0000123) and that the % symbol may be used as a wildcard (e.g. CE-%123 to return records starting with CE- and ending with 123).

To initiate an investigation, please complete the Request for Investigation form located [HERE](#).

General Search

Record Number:

Record Type: Record Status:

Start Date: End Date:

Street No.: Direction: Street Name: Street Suffix: Street Type:

Unit Type: Unit No.: Parcel No.:

City: State: Zip:

Longitude: Latitude:

Search Additional Criteria (select Record Type above to limit criteria)



OpenDSD

Example:

Record Details

Click [here](#) to access the Code Enforcement Staff Directory, or [here](#) to initiate an Investigation.

Search...

Home DSD Permits **DSD Code Enforcement**

Search Applications

Record CE-0501023:

Complaint

Record Status: New

Record Info

Work Location

4977 Southcrest Av
San Diego CA 92110

Record Details

<p>Project Description: Building-Unpermitted Work Online-CA- *Bathroom and Kitchen remodel without any building permits. Three glass block walls two of which are exterior weight bearing walls. House was built in 1959 and the current owners bought it in 1980 and did an extensive interior remodel without getting any building permits. There was flooding in the rain storm we had in Jan. 2018 from the walls, flooring and roof. Windows and door do not have locks. Unable to attach photo.*</p> <p>► More Details</p>	<p>Owner: MANCHEL BRUCE A6JANINE 13572 Lopelia Meadows Pl San Diego Ca San Diego CA 92130</p>
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OpenDSD

Click [here](#) to access the Code Enforcement Staff Directory, or [here](#) to initiate an Investigation.

Example:

Record Status

The screenshot displays the OpenDSD web application interface. At the top right, there is a search bar with the placeholder text "Search..." and a magnifying glass icon. Below the search bar is a navigation menu with three items: "Home", "DSD Permits", and "DSD Code Enforcement", with the latter being the active tab. Underneath the navigation menu is a header bar with the text "Search Applications". The main content area shows details for "Record CE-0501023:" with the title "Complaint" and "Record Status: New". Below this is a tabbed interface with "Record Info" selected. A prominent orange bar labeled "Processing Status" is visible. Underneath, there is a section titled "Case Opened" with a clock icon, containing the text "Due on 04/05/2018, assigned to TBD" and "Marked as TBD on TBD by TBD". Below this are three rows of data: "Prep Research", "Investigator Action", and "Closed".

Code Enforcement Division

Before and After



Code Enforcement Division

Before and After



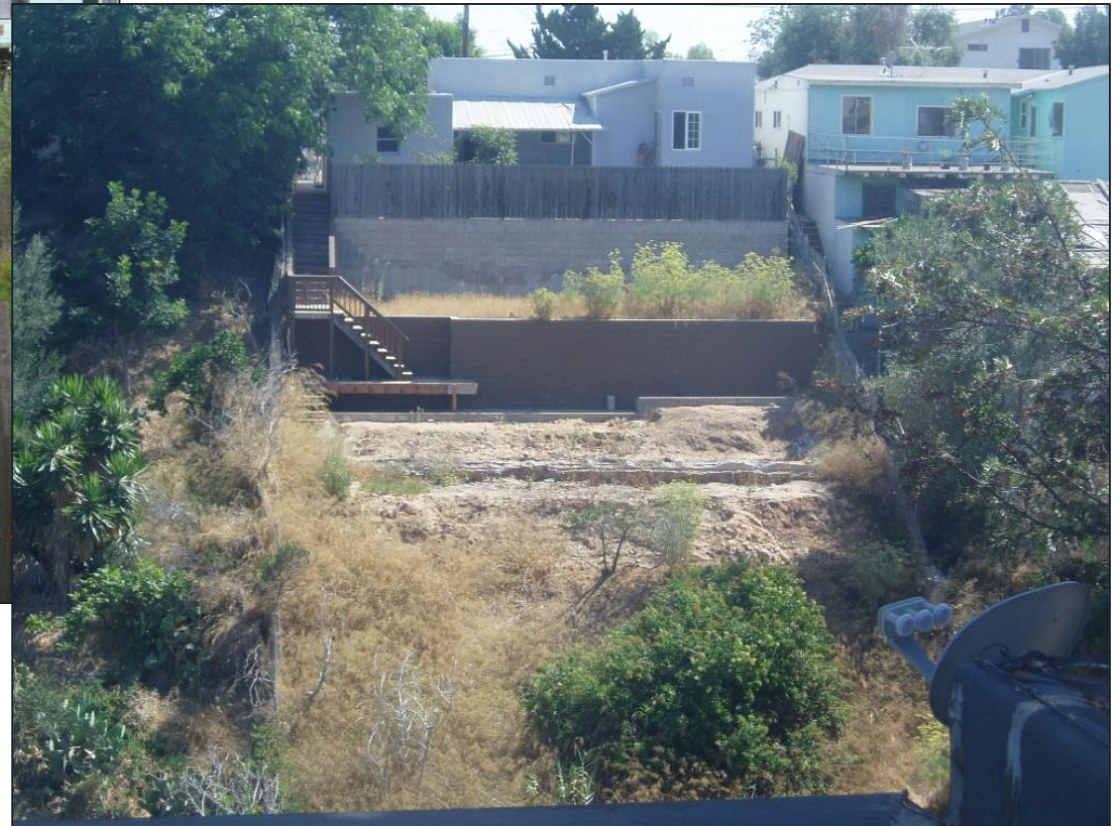
Code Enforcement Division

Before and After



Code Enforcement Division

Before and After



Code Enforcement Division

Before and After





Development Services Department

Code Enforcement Division

Questions?

<http://www.sandiego.gov/ced/>

How to Report a Violation:

Online submittals: <http://www.sandiego.gov/ced/report/investigation.shtml>

Mail: 1222 First Avenue, MS 511, San Diego, CA 92101

Walk In: 1222 First Avenue, 5th Floor

Phone: (619) 236-5500