



Code Compliance Presentation

Mid Coast Community Council

December 14, 2016



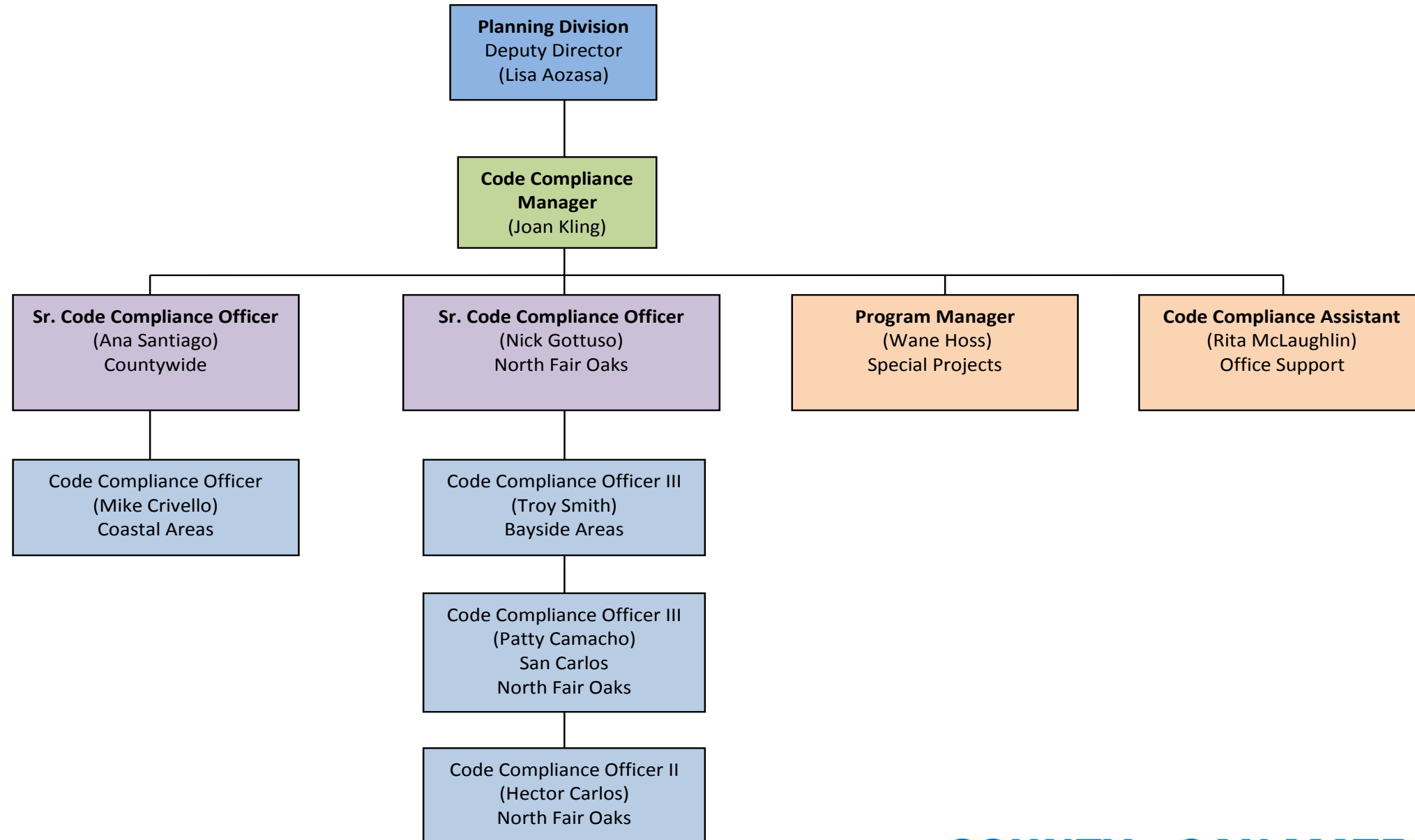
Who is Joan Kling?

26 years of Code Enforcement - Four San Diego County cities

- San Diego
- Coronado
- Chula Vista
- Encinitas
- 16 years in supervision
- Developed Policies and Procedures
- Worked with community groups
- Worked in coastal communities



Organizational Chart





Educational Approach

- Complaint Based
 - Door hangers
 - Inspection Request letters
 - Voluntary Compliance letters
 - Notices of Violation



More Formal Enforcement

- Administrative Citations
 - \$100
 - \$200
 - \$500
- Record Notice of Violation
- Civil or Criminal lawsuit



Common Code Complaints

- Construction without Permits
- Illegal Dwelling Units
- Garage Conversions
- Home Occupations
- Signs/Banners without Permits
- Abandoned vehicles on private property
- Graffiti
- Illegal Dumping



Common Coastal Enforcement Concerns

- Grading and Drainage
- Tree Removal
- Short Term Rentals



Currently working on Policies and Procedures

- Six month goal of more standardization
 - Four Priority levels
 - Strive to meet these deadlines 80% of the time

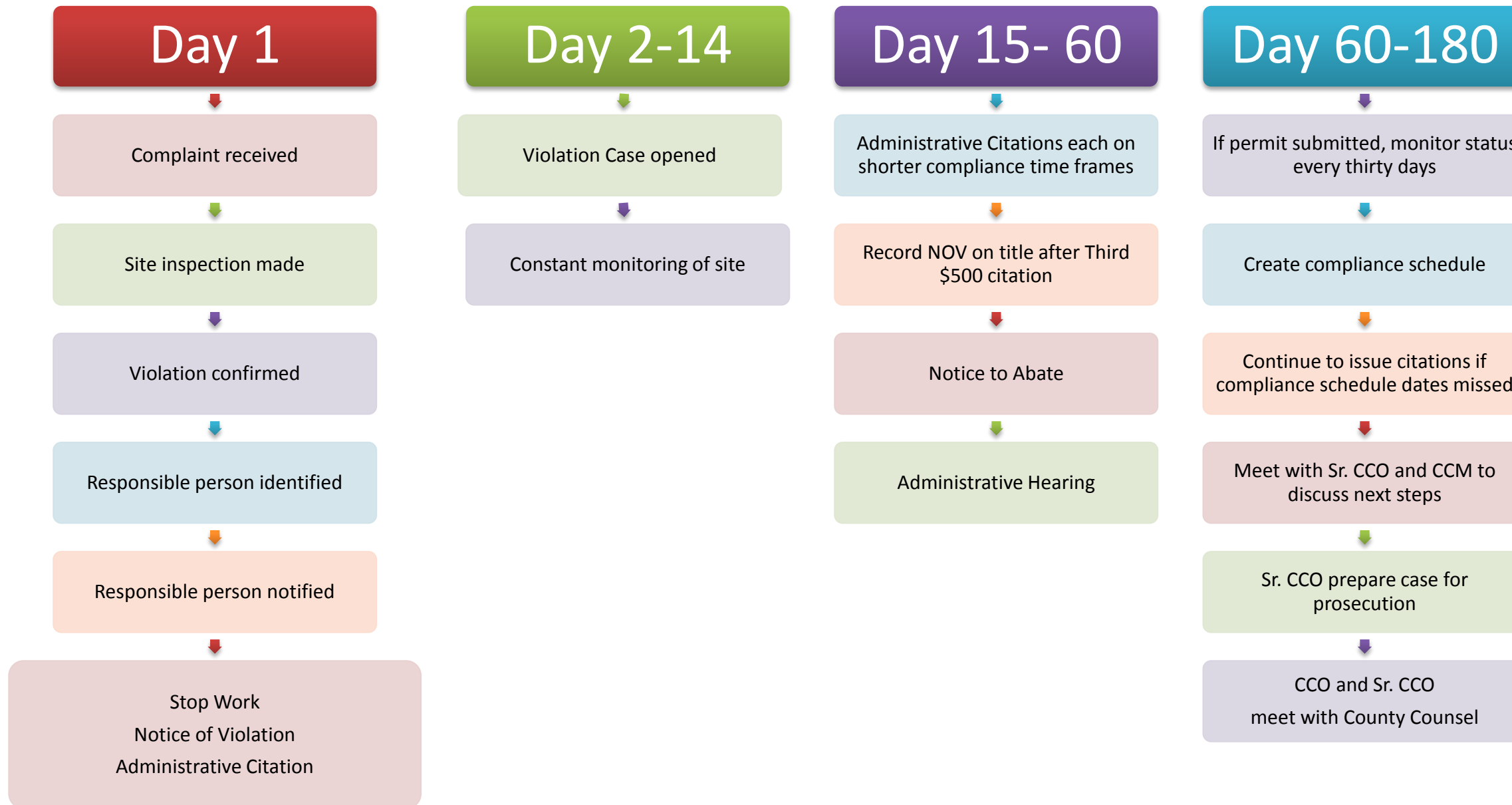


Priority One

- Examples
 - Heritage and significant tree removal
 - Unpermitted Grading
 - Unsafe, hazardous conditions
 - Damaged/falling/unsecured structures or signs
 - Unfenced swimming pools
 - Refrigerators with doors
- Response/closure:
 - Response - one business day
 - Closure - up to 180 days



Category ONE: Heritage and Significant Trees, Unpermitted Grading, unsafe, hazardous conditions





Priority Two

- Graffiti
- Response/Closure
 - Response - Three business days
 - Closure – 10 business days



Violation Cases in Category TWO: Graffiti

Day 1-3

Complaint received

Violation Case opened

Contractor notified or property owner notified

Day 4-15

Before and After photos received

Before and after photos enter into Accela

Case closed



Priority Three

- Complex violations
 - Building or discretionary permit required
 - Unpermitted Construction
 - Remodels
 - Zoning and other land use violations
- Response/Closure
 - Response – 15 business days
 - Closure – 180 days



Category THREE: Complex cases requiring a building or discretionary permit approval



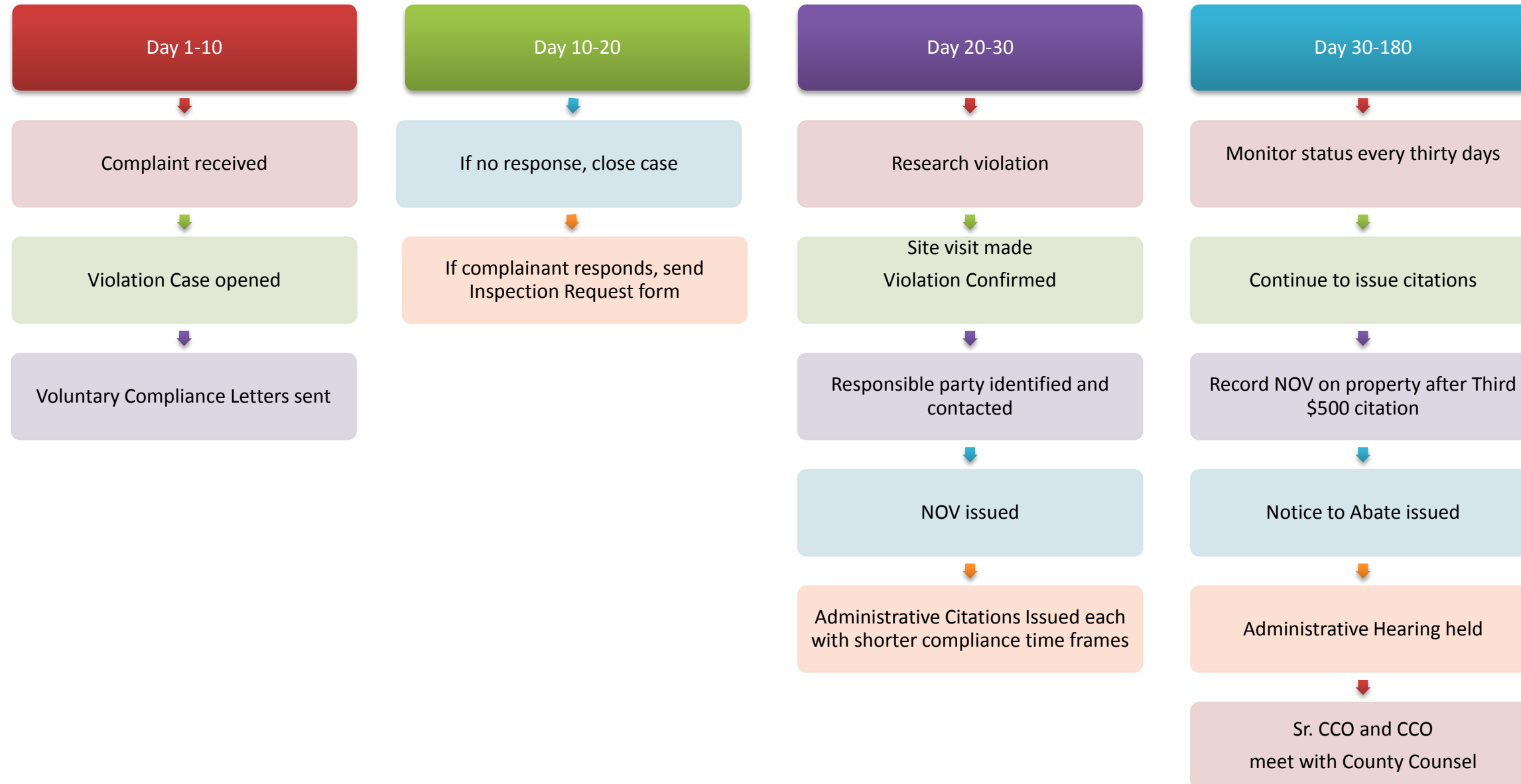


Priority Four

- Nuisance related complaints
 - Excessive outdoor storage/Hoarding
 - Inoperable vehicles
 - Lighting
 - Fence/wall
 - Trash cans
- Response/Closure
 - Response – 10 business days
 - Closure – 60 business days



Category FOUR: Nuisance type of minor violations





Public Access to P&B cases

- From Home Page
 - Search Planning and Building Department
 - Permit Center
 - Do not need log in to search



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Search Applications

Search for Permits

Enter information below to search for permits.

- Site Address - For best results enter street number and street name only (omit all other fields).
- Contractor License Information
- Parcel Number
- Permit Number

To include Building and Public Works permits in your search results, select *Search All Records*.

General Search

Search All Records [?](#)

Permit Number:	Parcel No.:	Start Date: ?	End Date: ?	
<input type="text"/>	<input type="text"/>	01/01/1970	12/13/2016	
Street No.:	Direction: ?	Street Name: ?	Street Type:	City:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
State License Number:				
<input type="text"/>				

[Search](#) [Clear](#)



How you can help

- Establish good relationship with your neighbors
- Be courteous when it comes to parking
- Maintain property in clean, safe and orderly fashion
- Make sure all vehicles are operational
- Check with county prior to construction



QUESTIONS/COMMENTS